



# 348 Sienna Park Drive Calgary Alberta

\$879,000

Proudly presenting a wonderful opportunity to live in the desirable S.W. neighbourhood of Signal Hill. Located within walking distance to the community's many amenities, this former Cedarglen show home provides nearly 3400 SF of total living area. The smart layout boasts spacious rooms including four bedrooms and four bathrooms, as well as character features including two fireplaces and quality solid oak finishes. The open-to-above foyer is welcoming and provides sightlines to the bright living / sitting and dining rooms. The open-concept kitchen and family room is an exceptional space to gather with friends and family. The expansive kitchen features an abundance of cabinets, stainless steel appliances, walk-in pantry, island with additional storage, and breakfast nook while the family room boasts custom solid oak built-in shelving flanking the inviting fireplace with ledgestone surround. Completing the main floor is a dedicated office, nicely tucked away powder room, and mudroom with laundry. A solid oak banister and rails lead to the second level and the 430 SF owner's suite with large windows overlooking the pretty landscaped backyard. The primary bedroom easily accommodates a king size bed and features a walk-in closet and sitting niche with a two-way fireplace to be enjoyed from both the bedroom and ensuite. A spacious vanity, soaker tub, separate shower and make-up station highlights the ensuite. Two exceptionally sized second bedrooms (one with a custom built-in desk) and third bathroom round off the upper floor. The lower level has beautiful engineered hardwood flooring and boasts 1000 SF of functional space perfect for a large or growing family. The oversized living area can be nicely zoned into a third family room or teenage hangout while the other half is ideally suited to be used as a games area or home gym. The fourth bedroom boasts a large walk-in clo...

4pc Bathroom Measurements not available

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Bedroom 11.42 Ft x 12.83 Ft

Bedroom 13.00 Ft x 14.50 Ft

Primary Bedroom 24.08 Ft x 19.67 Ft

3pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Breakfast 9.50 Ft x 7.00 Ft

Dining room 14.92 Ft x 9.58 Ft

Dining room 15.83 Ft x 13.50 Ft

Family room 15.83 Ft x 13.50 Ft

Kitchen 17.42 Ft x 12.50 Ft

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Listing Presented By:



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Coldwell Banker Mountain Central

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**RE/MAX Realty Professionals**

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Bedroom 12.42 Ft x 14.92 Ft

Living room 12.92 Ft x 13.50 Ft

Recreational, Games room 32.83 Ft x 18.83 Ft

Office 12.08 Ft x 9.08 Ft