



**GRASSROOTS**  
REALTY GROUP

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**22 Sienna Park Terrace SW**  
**Calgary, Alberta**

**MLS # A2236522**



**\$950,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,049 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Lawn, Level, Private, Treed, Underground		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

OPEN HOUSE SATURDAY JULY 5, 1:30-4PM. JUST LISTED in SIGNAL HILL! Wow this fully finished 2 storey SHOWS 10 OUT OF 10, is on a QUIET CUL-DE-SAC LOCATION, and has an amazing PRIVATE BACKYARD! Perfect 3 minute walk to Battalion Park School, 10 minute walk to the LRT, Ernest Manning, Westside Rec Centre, and West Hills Shopping! You'll love the HIGH VAULTED CEILINGS throughout the kitchen, living, and dining areas. Beautiful ESPRESSO CEILING HEIGHT CABINETRY, GAS RANGE, GRANITE COUNTERTOPS, BOSCH DISHWASHER, built-in microwave, good sized pantry, and OAK HARDWOOD FLOORING. Family room has gorgeous BUILT-IN CABINETRY and an ELEGANT LINEAR GAS FIREPLACE. Private MAIN FLOOR OFFICE for those work from home days. CUSTOM WROUGHT IRON SPINDLE RAILING staircase leads to the upper level where you'll find 3 good sized bedrooms, primary ensuite with HIS & HERS SINKS, CUSTOM TILED SHOWER, HEATED FLOORS, and the guest bathroom. The lower level is fully finished with a good size rec room, 1 bedroom, 3/4 bath, and a SEPARATE STORAGE ROOM for all those seasonal items. The double attached garage is long enough to fit a full sized truck. So many extras in this home - NEW FURNACE (2024), NEW WATER HEATER (2025), NEWER ROOF (2015), CENTRAL AIR CONDITIONING (2018), laundry with cabinets and sink, pot lights, water softener, water filtration system, wine & spice racks, under cabinet lightening, custom window coverings, MAINTENANCE FREE DECK, underground sprinklers, landscaped beautifully, the list goes on and on! \$950,000. Request your showing today as this property is priced to sell and will not last long!

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