



GRASSROOTS
REALTY GROUP

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103 Sienna Park Heath SW
Calgary, Alberta

MLS # A2254347



\$929,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,078 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Stucco
Foundation:	Poured Concrete
Features:	Bar, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: none

Welcome to this stunning two-storey corner lot family home, in the most sought after Signal Hill community in a quiet street where pride of ownership is evident in every neighbouring property. Offering 4 +1 bedrooms and 3.5 bathrooms giving ample space for the growing family. Immediately you will notice the attractive curb appeal and inside you are welcomed into a spacious family room with cozy gas fireplace leading to kitchen with centre quartz countertops island, and corner pantry. The breakfast nook area gives access to the expansive deck and yard. A den, laundry/mudroom, powder room and a formal dining room complete this space. The primary bedroom is generously scaled with a walk-in closet and a 4 piece ensuite. Upstairs has newly installed carpet with three additional bedrooms which share a 4 pieces bathroom. The finished basement has newly installed LVP consist of a fifth bedroom, and a 4 piece ensuite, a spacious family/recreation room and ample storage. Perfectly situated just minutes from downtown, Signal Hill public library, Westhills shopping and dining and top tier public and private schools - exceptional value here!