



**212 Sirocco Place SW
Calgary, Alberta**

MLS # A2293905



\$859,900

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,751 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully maintained home offering just under 1,800 sq. ft. of thoughtfully designed living space in the highly sought-after community of Signal Hill. This bright and inviting 3-bedroom, 2.5-bath residence is filled with natural light throughout, enhanced by skylights and an abundance of large windows that create a warm, airy atmosphere. Situated on a quiet street and corner lot surrounded by mature trees, the home offers both privacy and a peaceful setting. The main floor flows seamlessly through the kitchen, dining room, family room, and living room, with the perfect connection to the beautiful backyard—creating an open yet defined layout ideal for both everyday living and entertaining. Soaring vaulted ceilings elevate the space, allowing natural light to pour in, while rich hardwood floors and built-in accent features add timeless style and character. Enjoy your morning coffee surrounded by sunshine or host unforgettable family gatherings in this warm and welcoming setting. The spacious primary bedroom is a true retreat, featuring a large walk-in closet and a private 4-piece ensuite bathroom. Secondary bedrooms upstairs are generously sized, each offering excellent closet space—perfect for family, guests, or a home office setup. The fully developed basement expands your living space even further, complete with a cozy natural gas fireplace, a versatile large room that can be used as a home office or additional bedroom, and a generous crawl space offering exceptional storage or flexible use for a craft room, hobby area, or kids’ play space. Practicality meets comfort with a spacious mudroom, updated stainless steel appliances, and a double attached garage. The durable clay tile roof adds long-term peace of mind with low-maintenance appeal. Outside, the very private backyard is ideal for hosting summer BBQs,

outdoor dinners, or simply relaxing in your own quiet retreat. Ideally located in Signal Hill, you'll enjoy quick access to Sarcee Trail, Stoney Trail, and Glenmore Trail, making commuting effortless whether you're heading downtown or escaping west to the Rocky Mountains. Westhills shopping, restaurants, schools, parks, and recreation are all just minutes away, offering unmatched convenience in one of Calgary's most desirable communities. A perfect blend of space, style, and location—this home truly delivers the lifestyle today's buyers are looking for.