



**98 Sierra Nevada Green SW
Calgary, Alberta**

MLS # A2308478



\$879,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,263 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscap		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Pantry, Recessed Lighting, Skylight(s), Track Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Window coverings and rods. except for white sheers in kitchen nook area, Hot Tub (works well but lights need repairing, chemicals and manuals included). Electric fireplace in basement. Electric fireplace in Basement. Steel workbench in Garage, White cupboards in Garage, two wooden utility shelves in garage.

NEW PRICE!! Welcome to Signal Hill living at its finest. (OPEN HOUSE SAT 13th) 1-4 pm. PLEASE WATCH I GUIDE AND VIDEO. Perched on a spectacular 6,329 sq. ft. PIE-SHAPED LOT with breathtaking MOUNTAIN VIEWS, this exceptional WALKOUT home offers nearly 3,500 sq. ft. of beautifully developed living space, featuring 4 BEDS, 3.5 BATHS, DOUBLE ATTACHED GARAGE, extensive renovations, and an unbeatable West Calgary location. A dramatic vaulted foyer welcomes you inside, where a strategically placed SKYLIGHT fills the space with natural light and highlights the elegant staircase. Designed for both everyday living and entertaining, the UPGRADED CHEFS KITCHEN showcases GRANITE and river rock countertops, premium STAINLESS STEEL appliances, a GAS RANGE updated cabinetry (2025), a large central ISLAND, and a bright breakfast nook. Step outside to the EXPANSIVE DECK and enjoy panoramic mountain views overlooking the beautifully LANDSCAPED backyard. Rich HARDWOOD and tile flooring complement the main level, which also features a FORMAL DINING ROOM, a spacious family room with a gas-assisted wood-burning FIREPLACE, a versatile den ideal for a HOME OFFICE or study, and convenient MAIN-FLOOR LAUNDRY. Upstairs, the spacious primary retreat offers stunning mountain views and a luxurious spa-inspired ENSUITE COMPLETELY RENOVATED in 2025 with timeless finishes and exceptional attention to detail. Two additional generously sized bedrooms, an UPDATED 4 PC BATHROOM, and NEW UPPER LEVEL FLOORING (2025) complete the second floor. The fully finished 1,200 SQ FT. WALKOUT BASEMENT underwent a COMPREHENSIVE RENOVATION in MAY 2026, featuring fresh paint and NEW LUXURY VINYL FLOORING. This level offers a LARGE RECREATION

AREA with rough-in plumbing for a future wet bar, a spacious FOURTH BEDROOM with an egress window, an UPDATED 3PC BATHROOM, and a flexible BONUS SPACE ideal for a HOME GYM, office, or hobby room. Outside, the South West-facing backyard creates a private outdoor oasis with MATURE TREES, a grassy play area, a PAVED BRICK PAVEMENT AREA (2011), brick retaining wall (2014), and a 6 person Coyote Tucson HOT TUB—perfect for relaxing or entertaining while taking in the beautiful surroundings. Numerous updates provide peace of mind, including the ROOF (2012), FURNACE and CENTRAL A/C (2020), humidifier (2017), select windows (2019/2020), FRIDGE (2021), WASHER AND DRYER (2026), GARAGE DOOR (2026), central vacuum system (2016), and Lift Master keypad entry (2020). Ideally located in one of Calgary's most sought-after west-side communities, Signal Hill offers exceptional convenience to top-rated schools, parks, shopping, and recreation. Enjoy quick access to Westside Recreation Centre, Westhills Towne Centre, public transit, the West LRT, downtown Calgary, and Stoney Trail.