



256 Sirocco Place SW
Calgary, Alberta

MLS # A2309341



\$998,800

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|------------------|---|---------------|-------------------|
| Division: | Signal Hill | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,814 sq.ft. | Age: | 1989 (37 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Garage Faces Front, Heated Garage | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot | | |

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|--------------------|--|-------------------|-------------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Clay Tile | Condo Fee: | - |
| Basement: | Full | LLD: | 29-40-28-W4 |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Wired for Sound | | |

Inclusions: n/a

Open House Saturday May 9 1-4PM. Tucked away in a tranquil double cul-de-sac on a generous 7,258 sq. ft. pie-shaped lot, this beautifully appointed executive bungalow in Signal Hill offers the perfect blend of luxury, comfort, and convenience. Featuring 4 bedrooms and 3 full bathrooms, this exceptional home has been extensively updated. Recent improvements include a stunning new 6-piece ensuite bath (2024), new refrigerator (2024), dishwasher (2023), furnace and hot water tank (2019), plus major 2022 upgrades including a professionally renovated basement, radon mitigation system, water softener, and reverse osmosis water system. All Poly B water piping has been removed. Designed for both everyday living and entertaining, the chef-inspired kitchen showcases granite countertops, a large centre island with prep sink, corner pantry, under-cabinet lighting, and an impressive 48" gas range with double ovens. The adjoining family room with cozy gas fireplace and french door to the rear deck, elegant dining area with French doors to the deck, and formal living room create an inviting and functional main living space. Two spacious main-floor bedrooms are thoughtfully positioned away from the entertaining areas for added privacy. A convenient main-floor laundry offers direct access to the heated double attached garage, complete with new epoxy flooring installed in 2023 and new garage door in 2024. The fully developed lower level expands the living space with two additional bedrooms, a 4-piece bathroom, media room, flex area ideal for a future dry bar, and a large family/games room perfect for gatherings. Step outside to enjoy the fully landscaped backyard featuring two decks, raised garden beds, and multiple spaces for relaxing and entertaining. Ideally located just a 5-minute walk to the C-Train station and close to shopping, restaurants, top-rated

public and private schools, Westside Recreation Centre, golf courses, bike paths, and quick access to Stoney Trail. This is executive bungalow living at its finest in one of Calgary's most desirable West side communities.