



**GRASSROOTS**  
REALTY GROUP

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**154 Sienna Ridge Landing SW  
Calgary, Alberta**

**MLS # A2311972**



**\$998,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,790 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, On Street, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry		
<b>Inclusions:</b>	N/A		

**SAY GOODBYE TO HIGH ELECTRICITY BILLS!** The included solar panel system with warranty is projected to generate enough energy to offset the home's entire electricity consumption, with excess power sold back to the grid for additional savings. This beautifully maintained and recently updated custom Cedarglen-built bungalow offers over 3,120 sq.ft. of developed living space, complete with a fully developed walk-out basement and tucked away on a quiet cul-de-sac in the highly sought-after community of Signal Hill. Situated on a large corner lot, this home is flooded with natural light through its abundance of oversized windows. The open-concept main floor showcases 10-foot ceilings, maple hardwood flooring, a spacious front foyer, and a stunning crystal chandelier that creates an elegant first impression. The bright and functional kitchen is designed for both everyday living and entertaining, featuring ceiling-height cherry wood cabinetry, stainless steel appliances, pantry storage, and an impressive 9-foot granite island. The adjoining breakfast nook offers beautiful mountain views and access to a front-facing balcony. The living and dining areas are anchored by a cozy three-sided gas fireplace, creating a warm and inviting atmosphere. The spacious primary retreat features a walk-in closet and private 4-piece ensuite, while the second main floor bedroom also includes its own walk-in closet. A full bathroom and separate main floor laundry room complete the level. The fully developed walk-out basement expands the living space with two additional bedrooms, a renovated bathroom featuring granite countertops and a stand-up shower, a large recreation area, and a convenient kitchenette, making it ideal for guests, multi-generational living, or entertaining. Step outside to a beautifully landscaped backyard designed as a private outdoor oasis. Enjoy

natural stone steps, a cement patio, and an upper deck seating area surrounded by mature landscaping, including a Japanese cherry tree, evergreen trees, mugo pines, juniper, rose bushes, lavender, hostas, hydrangeas, daylilies, ferns, and spirea. Elegant custom wrought-iron fencing and railings complete the space. Additional features include Avia permanent exterior lighting, energy-efficient triple-pane UV-protected windows, an alarm system, stucco exterior, and an oversized double attached garage. The driveway comfortably accommodates three vehicles, with additional parking available in the cul-de-sac. Ideally located just minutes from Signal Hill and Westhills Shopping Centres, you'll enjoy convenient access to shopping, restaurants, grocery stores, and everyday amenities. Nearby schools include Webber Academy, Rundle College, Ernest Manning High School, and Battalion Park School. Westside Recreation Centre, public transit, parks, playgrounds, and Calgary's stunning west-side mountain views are all close by, with quick access to Stoney Trail, Sarcee Trail, and Glenmore Trail. This is a rare opportunity to own a spacious bungalow.