



**2020 Sirocco Drive SW
Calgary, Alberta**

MLS # A2313913



\$892,800

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,892 sq.ft.	Age:	1987 (39 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Many Trees, No Back Lane, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Steam Room, Walk-In Closet(s)

Inclusions: BBQ, 2 yard canopies, yard shed, alarm system

Welcome to this beautifully appointed 1,892 sq. ft. two-storey family home, thoughtfully designed with exceptional features throughout. The main floor offers a well-conceived layout, featuring a formal living room with built-in cabinetry and a semi-formal dining area complete with a dry bar and custom built-ins. The elegant kitchen is ideal for culinary enthusiasts, showcasing a large island with beveled granite countertops, crisp white cabinetry, and premium appliances. Adjacent to the kitchen is a bright breakfast nook and an inviting family room highlighted by a striking stone, wood-burning fireplace and extensive custom built-ins. Abundant natural light enhances the warmth and appeal of these spaces. Upstairs, the home features a spacious primary bedroom with a generous walk-in closet and a well-appointed four-piece ensuite. A standout feature of the upper level is the remarkable family library, complete with double French doors, a tile gas fireplace, and dual reading areas—creating a truly unique and refined retreat. The fully developed lower level provides additional living space, including a large bedroom, a comfortable sitting area, a recreation room suitable for a home gym, and a luxurious five-piece bathroom with a steam shower and bidet. The private backyard is a serene outdoor oasis, thoughtfully landscaped with patio stonework, mature greenery, and trees that provide excellent privacy, complemented by a desirable west-facing exposure. Notable updates and features include central air conditioning, a newer furnace (2016 and 2018), a new hot water tank (2020), removal of Poly-B plumbing, durable stucco exterior with clay or concrete tile roofing, upgraded driveway coating, hardwood and tile flooring throughout, and a central vacuum system. The home also features three fireplaces, four bathrooms, and a convenient main-floor laundry. Ideally situated just steps

from a large park and within close proximity to Westhills Shopping Plaza, CTrain Stations and major thoroughfares, this home is located in the highly sought-after Signal Hill community—renowned for its family-friendly environment and amenities.