



111 Sierra Nevada Way SW
Calgary, Alberta

MLS # A2315899



\$749,900

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,784 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained home in the highly desirable community of Signal Hill, offering a thoughtful layout, bright living spaces, and plenty of room for the whole family. Upon entering, you'll be greeted by a spacious front office featuring elegant glass double doors, creating the perfect work-from-home space or private retreat. Continue through the home to find the bright and inviting kitchen and main living area, where large windows fill the space with natural light and create a warm, welcoming atmosphere. This level also offers a half bath, convenient mudroom with garage access, along with the laundry area, helping keep everyday life organized and functional. Step outside to enjoy the expansive backyard, complete with a generously sized deck that is perfect for summer barbecues, entertaining guests, or simply relaxing in your own private outdoor oasis. Upstairs, you'll find three well-appointed bedrooms, including a spacious primary suite featuring a walk-in closet and private ensuite. A full bathroom serves the additional bedrooms. This level also boasts a large family room with a cozy fireplace, providing the perfect place for movie nights, family gatherings, or relaxing at the end of the day. The undeveloped basement presents endless possibilities for future development, whether you're dreaming of a recreation room, home gym, additional bedrooms, or extra storage. This fantastic Signal Hill home offers the perfect blend of space, comfort, and convenience.