



**368 Sienna Park Drive SW  
Calgary, Alberta**

**MLS # A2317144**



**\$849,987**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,080 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Interior Lot, Landscaped, La		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Whole House Fan with Remote Control, Air Conditioner, TV Mount in Guest Bedroom, Wardrobe in Master Bedroom, Heated Towel Bar

A true masterpiece offered by the original owner! Welcome to the sought-after Bel Aire model, a spacious 2,080 sq. ft. home built by Cedarglen Homes. Step into the inviting front foyer that separates the formal living and dining rooms from the convenient main-floor laundry area and double attached garage entrance. The main floor has been professionally painted and features new luxury vinyl plank flooring throughout. The bright kitchen includes a cheerful breakfast nook overlooking the spectacular oversized backyard. The backyard includes a massive wood deck that is perfect for family gatherings and entertaining, as well as a hot tub pad with approved electrical wiring. Upstairs, you will find four generously sized bedrooms, including three walk-in closets, and a spacious primary retreat featuring a walk-in closet and wardrobe. Your relaxing spa-inspired 6-piece ensuite includes tile flooring. Large walk in shower for 2. Also the upper level is finished with comfortable cork flooring, and most rooms feature modern LED lighting with three brightness settings. Upper-level renovations were completed in 2014. This well-maintained home includes numerous upgrades, including a California AirScape whole-house cooling fan, air conditioning installed in 2019 with a new condenser in 2023, shingles replaced in 2015 with a 50-year warranty, and a new 60-gallon hot water tank installed in 2016. The family room's gas fireplace is equipped with an efficient blower fan, while additional features include a wall-mounted TV in the primary bedroom, a heated towel rack in the ensuite, and upgraded comfort-height water closets. Ideally located in a family-friendly community. This home is just a short walk to Battalion Park School, parks, playgrounds, athletic fields, shopping, medical services, and private schools, offering exceptional convenience and an outstanding

lifestyle opportunity in the heart of Signal Hill. Come on buy, 368 Sienna Park Dr SW .