



GRASSROOTS
REALTY GROUP

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67 Sienna Heights Way SW
Calgary, Alberta

MLS # A2322049



\$1,045,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,276 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Lawn, No Back Lane, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully well maintained 5-bedroom, 3.5-bathroom walkout home with over 3400 sq. ft. of developed space in the highly sought-after community of Signal Hill. Offering an exceptional blend of space, comfort, and location, this home is perfect for growing families and those who love to entertain. The main floor features rich hardwood flooring, a bright and functional layout, and has been freshly painted to create a clean, modern feel. The spacious kitchen flows seamlessly into the living and dining areas, while updated lighting and new faucets throughout the home add a stylish touch. One of the standout features of this property is the fully developed walkout basement, providing an abundance of additional living space and direct access to the backyard. Whether you're looking for a recreation room, home theatre, games area, home office, or space for guests, this versatile lower level offers endless possibilities while bringing in plenty of natural light. Upstairs, the spacious primary retreat showcases beautiful mountain views, creating the perfect place to unwind. The home has been exceptionally well cared for and offers peace of mind with a new furnace, new hot water tank, and new water softener. Additional highlights include professional cleaned and a freshly painted garage. Step outside to your huge private backyard, surrounded by mature trees that provide both beauty and privacy. Ideally located with quick access to Stoney Trail and 17th Avenue SW, this home is also close to Signal Hill Centre, restaurants, shopping, parks, transit, and several of Calgary's most prestigious private schools. Rarely do homes combine a walkout basement, mountain views, major mechanical updates, and a prime Signal Hill location. This is an incredible opportunity to own a move-in-ready home in one of Calgary's most desirable west-side communities.

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