



**GRASSROOTS**

REALTY GROUP

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**24 Sierra Nevada Rise SW  
Calgary, Alberta**

**MLS # A2322133**



**\$750,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,321 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Dry Bar, Kitchen Island, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Sheds

**\*\*Open House Sunday June 21st 1:00 pm to 3:00 pm.\*\*** Welcome to this exceptional family home tucked away on a quiet cul-de-sac in the highly sought-after community of Signal Hill. Situated on a massive pie-shaped lot, this beautifully maintained bi-level offers over 2,400 sq. ft. of fully developed living space, featuring 4 bedrooms, 3 full bathrooms, and an incredible outdoor setting designed for both relaxation and entertaining. Step inside to a bright and welcoming foyer that leads to the spacious formal living and dining area. Whether you envision elegant gatherings, a home office, or a flexible family space, this room adapts effortlessly to your lifestyle. The heart of the home is the well-appointed kitchen, complete with white cabinetry, a corner pantry, and a central island that overlooks the sunny dining nook. Large windows flood the space with natural light, creating a warm and inviting atmosphere throughout. The adjacent family room is both cozy and impressive, featuring a gas fireplace and soaring vaulted ceilings that enhance the sense of space. Double patio doors open onto a huge maintenance-free deck, providing the perfect setting for summer barbecues, morning coffee, or simply enjoying the peaceful surroundings. The primary suite serves as a private retreat, highlighted by vaulted ceilings, a spacious walk-in closet, and a 4-piece ensuite. A second generously sized bedroom and an additional full bathroom complete the main level. The fully developed lower level is designed with family living and entertaining in mind. Here you'll find a large family and games room featuring a dry bar, a second fireplace, built-in bookcases, and a dedicated TV niche. Two oversized bedrooms and a 3-piece bathroom provide ample space for teenagers, guests, or extended family members. Outside, the beautifully landscaped backyard transforms this oversized lot into a private

oasis. Enjoy evenings around the firepit, relax on the brick patio, or take advantage of the expansive yard space rarely found in today's market. The double attached garage adds everyday convenience and valuable storage. Perfectly located in one of Calgary's most desirable west-side communities, this home is within walking distance of Westhills Shopping Centre, parks, pathways, and amenities. Enjoy easy access to Edworthy Park, extensive biking and walking trails, Stoney Trail, and Tsuut'ina Trail, making commuting and weekend adventures effortless. Signal Hill is known for its strong sense of community, family-friendly atmosphere, and convenient access to everything you need. Offering exceptional value, an outstanding location, and a rare oversized lot, this is a home you won't want to miss.