



GRASSROOTS
REALTY GROUP

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271 Sienna Park View SW
Calgary, Alberta

MLS # A2329555



\$1,050,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,961 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Sloped Down		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Open Floorplan		

Inclusions: Small fridge and freezer in the lower level

There are homes that check the boxes and there are homes where life simply feels better. Welcome to this beautifully renovated walkout home tucked away on one of Signal Hill's most desirable family streets. Offering over 2,900 sq. ft. of thoughtfully designed living space, mountain views, a sunny south facing backyard, and every major update already completed, this is the kind of home where your family can simply move in and begin making memories. From the moment you step inside, you'll appreciate the warmth, natural light, and effortless flow that define this exceptional residence. Expansive south facing windows flood the main floor with sunshine while the inviting family room, anchored by a cozy gas fireplace, creates the perfect gathering place for everyday living. At the heart of the home, the beautifully renovated kitchen blends timeless design with everyday functionality, featuring classic white cabinetry, quartz countertops, premium stainless steel appliances, a large centre island, corner pantry, and abundant storage. The adjoining breakfast nook opens onto an expansive rear deck overlooking the beautifully landscaped backyard, offering the perfect setting for morning coffee, summer barbecues, or simply relaxing while children play below. A spacious multi purpose room offers exceptional flexibility as a formal dining room, home office, music room or library, allowing the home to adapt as your family's needs evolve. Main floor laundry and an oversized mudroom provides everyday functionality. Upstairs, the spacious primary retreat offers a peaceful escape with mountain views, a generous walk-in closet, private sitting area, and a luxurious ensuite featuring a soaker tub and separate shower. Two additional bedrooms and a full bathroom provide comfortable accommodations for children and guests. The fully developed walkout basement

significantly expands your living space & offers remarkable versatility. Whether it's a media room for family movie nights, a games room, home gym, children's play area, or private space for teenagers or extended family, this level easily adapts to every stage of life. A large fourth bedroom, full bathroom, extensive storage, and direct access to the sunny south-facing backyard complete this exceptional lower level. Equally impressive is the care invested throughout the home. Extensive improvements include LVP flooring, new upper-level carpeting, freshly painted, updated lighting and fixtures, central air conditioning, Cambridge Dynasty shingles, a newer hot water tank, and the complete professional replacement of Poly-B plumbing - providing confidence and peace of mind for years to come. Location is where Signal Hill truly shines. Children can walk to nearby schools, parks, playgrounds & sports fields. Downtown Calgary is only minutes away, while weekend escapes to the Rocky Mountains are always within easy reach. This is more than a beautiful home - it offers the lifestyle families aspire to build. Welcome home!