



GRASSROOTS
REALTY GROUP

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23 Sierra Nevada Close SW
Calgary, Alberta

MLS # A2329656



\$758,800

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,864 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage		
Inclusions:	Kitchen hutch		

Welcome to this spacious and distinctive four-bedroom family home, beautifully positioned on a quiet street with a mature front yard framed by established trees and shrubs. Step inside to a bright, open foyer featuring warm vinyl plank flooring and a generous corner closet. From the entry, a convenient hallway leads to a two-piece powder room and a practical laundry and mudroom located just off the attached garage, offering excellent storage for everyday living. The heart of the home is the impressive living room, where soaring ceilings, recessed lighting and expansive windows create a bright and welcoming atmosphere. A striking fireplace with a built-in mantel and display niches provides a beautiful focal point, while custom solar-powered remote blinds offer added comfort and convenience. The open design allows the living, dining and kitchen areas to flow naturally together, making the space ideal for entertaining or relaxing with family. The spacious kitchen features stone countertops, abundant white cabinetry and a large centre island with a built-in cooktop and plenty of preparation and gathering space. A large walk-in pantry provides additional storage, while the adjoining dining area opens into a bright four-season solarium surrounded by windows. From here, patio doors lead to the two-tiered deck and fully fenced backyard, where custom built-in benches and views of the green space create a quiet and serene outdoor retreat. Upstairs, an open hallway overlooks the living room below and highlights the home's dramatic architectural design. The spacious primary suite enjoys peaceful views of the green space and includes a generous walk-in closet and a three-piece ensuite with a stand-up shower and bidet. Two additional bedrooms feature large windows and deep closets and share a full bathroom complete with a stone-topped vanity and a recently installed

Safe Step walk-in tub. The developed lower level adds even more versatile living space with a large family room, an additional bedroom with its own four-piece ensuite and bidet, and plenty of storage throughout. Located in the established southwest community of Signal Hill, this home is close to parks, pathways, schools and public transit, with convenient access to Sarcee Trail and Glenmore Trail. Westhills Towne Centre is nearby and offers an excellent selection of grocery stores, restaurants, professional services, shopping and entertainment, including a Cineplex theatre. This is a wonderful opportunity to enjoy generous living space, a private backyard setting and exceptional everyday convenience.