



GRASSROOTS
REALTY GROUP

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**98 Sierra Nevada Green SW
Calgary, Alberta**

MLS # A2331467



\$844,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,263 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscap		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Pantry, Recessed Lighting, Skylight(s), Track Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Window coverings and rods, TV and mount in Primary bedroom. Hot Tub (works well but lights need repairing, chemicals and manuals included) Steel workbench in Garage, White cupboards in Garage, two wooden utility shelves in garage.

****OPEN HOUSE SAT July 25 1-3pm** (PLEASE WATCH VIDEO) 6,329 sq. ft. PIE-SHAPED LOT. EXTENSIVE UPGRADES. MOUNTAIN VIEWS, WALKOUT home offers nearly 3,500 sq. ft. of developed living space, featuring 4 BEDS, 3.5 BATHS, DOUBLE ATTACHED GARAGE. VAULTED FOYER. SKYLIGHT above the elegant staircase. UPGRADED KITCHEN with GRANITE and RIVER ROCK countertops, premium STAINLESS STEEL appliances, a GAS RANGE UPDATED CABINETRY IN 2025., a LARGE CENTRAL ISLAND, and a bright breakfast nook. Step outside to the EXPANSIVE DECK with MOUNTAIN VIEWS. LANDSCAPED backyard. Rich HARDWOOD and tile flooring on main level, which also features a FORMAL DINING ROOM, a spacious family room with a gas-assisted wood-burning FIREPLACE, a versatile DEN ideal for a HOME OFFICE or study, and convenient MAIN-FLOOR LAUNDRY. Upstairs, the spacious primary retreat offers stunning MOUNTAIN VIEWS and a luxurious spa-inspired ENSUITE COMPLETELY RENOVATED in 2025. Two additional generously sized bedrooms, an UPDATED 4 PC BATHROOM, and NEW UPPER LEVEL FLOORING (2025) complete the second floor. The FULLY FINISHED 1,200 SQ FT. WALKOUT BASEMENT underwent a COMPREHENSIVE RENOVATION in MAY 2026, featuring fresh paint and NEW LUXURY VINYL FLOORING. This level offers a LARGE RECREATION AREA with rough-in plumbing for a future wet bar, a spacious FOURTH BEDROOM with an egress window, an UPDATED 3PC BATHROOM, and a flexible BONUS SPACE ideal for a HOME GYM, office, or hobby room. Outside, the SW FACING backyard reveals a versatile outdoor space with MATURE TREES, a grassy play area, a PAVED BRICK PAVIO AREA (2011), brick retaining wall (2014),**

and a 6 PERSON Coyote Tucson HOT TUB. Numerous updates provide peace of mind, including the ROOF (2012), FURNACE and CENTRAL A/C (2020), humidifier (2017), select windows (2019/2020), FRIDGE (2021), WASHER AND DRYER (2026), GARAGE DOOR (2026), central vacuum system (2016), and Lift Master keypad entry (2020). Signal Hill offers exceptional convenience to top-rated schools, parks, shopping, and recreation. Enjoy quick access to Westside Recreation Centre, Westhills Towne Centre, public transit, the West LRT, downtown Calgary, and Stoney Trail.