



GRASSROOTS
REALTY GROUP

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2207 Sirocco Drive SW
Calgary, Alberta

MLS # A2337577



\$825,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,533 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air
Floors:	Hardwood, Tile
Roof:	Clay Tile
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Central Vacuum, Fridge in Utility Room

Beautifully maintained and wonderfully inviting, this 1,533 sq ft walkout bungalow offers an exceptional amount of living space in the heart of desirable Signal Hill. Great curb appeal, a fully developed walkout level and a very private, south-facing backyard are just the beginning. Inside, gorgeous hardwood flooring extends throughout the main floor. The spacious great room features a gas fireplace and flows naturally into a generous dining area with plenty of room for family dinners and entertaining. The bright kitchen offers refreshed cabinetry, abundant storage and direct access to the large south-facing upper deck. Stairs from the deck lead directly to the lawn below, making it easy to enjoy the landscaped backyard from either level. A fantastic main-floor office provides a bright, comfortable place to work. The generous primary bedroom features a five-piece ensuite with two separate vanities, a jetted tub and a skylight that fills the space with natural light. Thoughtful practical features include a large walk-through front hall closet connecting directly to the laundry/mudroom - a terrific everyday feature and just one example of the impressive amount of storage found throughout the home. A powder room completes the main floor. The fully developed walkout level is a standout. An entire wall of windows fills the huge, open family and recreation area with natural light, while an electric fireplace creates a warm and comfortable gathering space. Two additional bedrooms and a full bathroom make this level ideal for family or guests. An additional room offers great flexibility for hobbies, fitness or storage. Walk directly outside to the large patio and beautifully private south-facing backyard, with electrical already in place for a future hot tub. With three bedrooms, 2.5 bathrooms, a main-floor office, two generous living areas, a double attached garage and clay tile roof,

this home offers the ease of bungalow living without sacrificing space. The location is hard to beat. Sirocco C-Train Station and West Market Square are within walking distance, along with top-rated schools and a wide range of nearby amenities. Excellent access to Stoney Trail makes getting around the city easy, with downtown Calgary approximately 15 minutes away by car. Warm, light-filled and exceptionally spacious, this is bungalow living in one of Calgary's most sought-after west-side communities.