



GRASSROOTS
REALTY GROUP

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2203 Sirocco Drive SW
Calgary, Alberta

MLS # A2338162



\$988,888

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,656 sq.ft.	Age:	1989 (37 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, French Door, Granite Counters, Jetted Tub, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar		

Inclusions: Central Vacuum(As-is), Pool Table

WALKOUT BASEMENT HOME in Signal Hill! Offering 5+2 Bedrooms, 3.5 Bathrooms, and over 3,800 sq.ft. of total developed living space across 3 fully finished levels, this spacious home offers soaring vaulted ceilings, multiple outdoor spaces, and a fully finished Walkout Basement with wet bar and pool table. Step inside to the Main Level, where the Living Room and Dining Room are highlighted by a dramatic 13'10" vaulted ceiling, while 9' ceilings continue through the remainder of the floor. Hardwood flooring extends through much of the Main and Upper Levels, complemented by tile in the Kitchen and Nook. Toward the rear, the Kitchen offers ample cabinetry, Stainless Steel appliances, and granite countertops(2018), while the adjoining Nook provides direct access to the rear Deck overlooking the South-East-facing backyard. The spacious Family Room is anchored by a gas fireplace and built-in shelving, creating a warm gathering space. A Main Level Bedroom offers flexibility as a Home Office or space for multi-generational living, while a 2pc Bathroom and Laundry complete this level. On the Upper Level, the expansive Primary Bedroom offers a private retreat with a sitting area, Walk-In Closet, and 5pc Ensuite featuring a double vanity and jetted tub. A door from the Primary Bedroom opens directly onto a private Balcony overlooking the backyard. Three additional well-sized Bedrooms, with 2 featuring Walk-In Closets, share another 4pc Bathroom to complete this level. The fully finished Walkout Basement adds impressive flexibility with a large Recreation Room, wet bar, and adjoining Flex area complete with a pool table—ideal for entertaining, games, or extended family use. Two additional Bedrooms and a 4pc Bathroom provide accommodation for guests or teenagers, while direct walkout access connects the lower level to the backyard. Enjoy

outdoor living across multiple levels, from the Main Level Deck to the private Primary Balcony and ground-level patio off the Walkout Basement. The South-East-facing backyard creates a comfortable setting for relaxing or entertaining. An extra-long driveway and Double Attached Garage add ample parking and storage convenience. Recent upgrades include all Poly-B plumbing replaced(2021), Exterior Stucco Paint(2022), Hardwood Flooring(2022), Hot Water Tank(2024), and Windows replaced(2018). Located in Signal Hill, this home is within walking distance to Sunterra Market and close to Battalion Park, Battalion Park School, and Ernest Manning High School, with easy access to the Westhills and Signal Hill Shopping Centres, the Sirocco LRT Station, and quick access to Sarcee Trail and Glenmore Trail. This Signal Hill home offers exceptional space for entertaining and everyday living. Book your private showing today!