



GRASSROOTS
REALTY GROUP

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11 Sienna Hills Place SW
Calgary, Alberta

MLS # A2340366



\$1,150,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,255 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Lawn, Pie Shaped Lot, Yard L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, Pantry, Storage, Vinyl Windows		

Inclusions: backyard shed, patio lights, window coverings, tool benches, wine fridge in basement, basement refrigerator

****A SPECIAL FAMILY HOME IN SIENNA HILLS!**** A beautiful pie-shaped lot, extensive updates and an unbeatable west-side location make 11 Sienna Hills Place a home designed for family life—now and for generations to come. Lovingly enjoyed as a family home for years, this spacious property offers space for up to six bedrooms (4 up, 1 main and 1-current gym), giving everyone room to spread out and, importantly, enough bedrooms upstairs for the whole family to sleep comfortably. The renovated kitchen has been thoughtfully updated for modern living, while updated flooring, newer windows throughout and air conditioning add comfort and everyday practicality. Outside, the ****pie-shaped lot**** is a standout feature, offering an abundance of space, privacy and flexibility for entertaining, play and enjoying long summer evenings with family and friends. The home's stucco recently repainted, giving the exterior a refreshed look and lasting curb appeal. And then there is the location. Steps from parks, pathways and nature, yet minutes from grocery stores, restaurants, pubs and the extensive amenities of Westhills, this is west-side living at its most convenient. ****Westside Recreation Centre**** is close by and is now planning a major \$180M+ expansion that will add significant aquatic, sport, community and hockey facilities. For hockey families, ****Trails West Hockey Association**** serves Signal Hill and offers Community Hockey, House League, Learn to Skate and other programs, with multiple recent city championship teams adding to the community's strong hockey culture. Nearby schools and educational options include ****Battalion Park School, Olympic Heights School, Westgate School, Glenmeadows School, Vincent Massey School, Bishop Pinkham School, Ernest Manning High School and Bishop Carroll High School****, along with numerous French Immersion,

Catholic, private and alternative school options throughout southwest Calgary. This is the kind of home that offers what becomes increasingly difficult to find: **space for a family, a great lot, meaningful updates and a location that connects you to nature, recreation, schools and everyday amenities.** A home to enjoy today—and a place where the next generation can create memories of their own.