



GRASSROOTS
REALTY GROUP

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442 Sienna Heights Hill SW
Calgary, Alberta

MLS # A2343599



\$1,248,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,724 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Irregular		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Pop-up vent		

Welcome to this meticulously maintained 2-storey home offering close to 4,000 sq ft of developed living space, ideally situated in the sought-after community of Signal Hill. Located on a quiet cul-de-sac and backing directly onto green space with mature trees, this home offers exceptional privacy, natural light and convenient access to pathways and recreation. The impressive main floor begins with a welcoming 16+ ft open foyer and beautiful vaulted ceilings. A convenient den and laundry room with sink add functionality, while abundant windows provide excellent natural light throughout the day, with morning sun from the east and afternoon light from the opposite side. The open-concept kitchen and family room feature maple cabinetry, granite countertops, hardwood flooring and a cozy fireplace, with the nook seamlessly connecting to the family room. A striking curved staircase with wrought iron railings adds an elegant focal point. Upstairs, the spacious primary retreat features a luxurious 5-piece ensuite with heated floors, a sitting area, curved glass-block double shower, large soaker tub, 3-way fireplace and generous walk-in closet. Two additional well-sized bedrooms complete the upper level, with heated flooring in the primary bathroom adding an extra touch of comfort. The fully developed basement provides plenty of additional living space with a large recreation room, third fireplace, additional bedroom, bathroom, flex/exercise room and charming playroom. Built-in speakers are installed throughout the home, including on the deck, white shutters, central air conditioning and central vacuum add everyday convenience. The backyard offers direct access to green space and pathways and is just a 1-minute walk from nearby baseball and soccer fields. Front and rear underground sprinklers help maintain the landscaping, while the insulated and drywalled oversized double

attached garage provides excellent parking and storage. The extra long drive way accommodates 4 more vehicles. . Recent upgrades include a new air conditioning system (2023), hot water tank (2023), new skylight (2026) and roof repairs (2026). Ideally located just a 5-minute walk from Battalion Park Elementary, with easy access to Ernest Manning High School, Griffith Woods School, Signal Hill Shopping Centre, the LRT and downtown—approximately 15 minutes away. A wonderful opportunity in a prime Signal Hill location! Please click the Virtual Tours for more details!