



GRASSROOTS
REALTY GROUP

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85 Sidon Crescent SW
Calgary, Alberta

MLS # A2344808



\$749,900

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,863 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Beautifully maintained and thoughtfully designed, this exceptional residence offers over 2,600 total square feet.,providing an ideal setting for growing families. Fully developed with five spacious bedrooms, 3.5 bathrooms, and a double attached garage, this impressive home is perfectly positioned on a quiet crescent with a generous west-facing backyard designed to capture afternoon and evening sun. A grand foyer welcomes you with soaring vaulted ceilings and an elegant formal living room that seamlessly transitions into the sophisticated dining area—perfect for both intimate gatherings and larger celebrations. The beautifully appointed kitchen showcases custom cabinetry, quartz countertops, a designer tile backsplash, coffered ceilings, premium stainless steel appliances, and expansive windows that bathe the space in natural light. The sun-filled breakfast nook opens directly onto the west-facing backyard, creating a seamless indoor-outdoor lifestyle ideal for morning coffee or evening entertaining. A warm and inviting family room, anchored by an electric fireplace, completes the main level. Upstairs, the spacious primary retreat offers a peaceful escape with oversized windows, a generous walk-in closet, and a private four-piece ensuite. Three additional bedrooms are bright, generously proportioned, and feature ample closet space, while a well-appointed four-piece bathroom completes the upper level. The fully finished basement expands the home's versatility with a fifth bedroom, an additional four-piece bathroom, a spacious recreation room, and abundant storage. Outdoor living is enhanced by newly constructed front and rear decks, offering inviting spaces to relax and entertain throughout the seasons. Located in one of Calgary's most sought-after west-side communities, this home enjoys exceptional access to highly regarded schools, including elementary and

middle schools, the Calgary French & International School, and Ernest Manning High School. Residents will appreciate the convenience of nearby Westside Recreation Centre, premier shopping, dining, the 69 Street LRT station, downtown access, and Stoney Trail. An outstanding opportunity to own a beautifully appointed family home in an exceptional location. Updates includes kitchen cabinets, bathroom vanities, granite countertops, shower, tiles, shingles, newly painted exterior stucco.