



GRASSROOTS
REALTY GROUP

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400 Sienna Park Drive SW
Calgary, Alberta

MLS # A2345455



\$879,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,095 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Other		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s), Wet Bar		

Inclusions: None

OPEN HOUSE - SUNDAY, Oct 4 (1-3pm) A FRESH & BEAUTIFUL RENOVATION!! Refinished hardwoods, NEW CARPETS and freshly painted throughout; just for you! This two storey, freshly updated, offers 2948 sq ft of living space over three levels and is ideally situated across from Battalion Park School; an exceptional location for your young family. On the main you will love the beautifully refinished hardwoods which run throughout, the 15' ceiling in the living room, an open Great Room plan in back and a kitchen for entertaining, under a skylight offering soft natural light - WONDERFUL! You will enjoy the custom millwork accents as well as a warm colour palette with complimentary offset colours through the kitchen and family room - INVITING. Upstairs, the Primary Retreat enjoys the hardwoods as well and a newly finished full en suite with soaker tub and separate seamless glass shower. The two additional beds up are well-sized and share a 4pc bath, also with granite counters. The lower level offers a large rec room and fantastic wet bar, as well as a 4th bed and full bath for your guests. This home exudes charm, and has been tastefully decorated throughout.