



GRASSROOTS
REALTY GROUP

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30 Sierra Nevada Way SW
Calgary, Alberta

MLS # A2346539



\$749,900

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,712 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, French Door, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Basketball hoop, all blinds		

Welcome to this stunning two-storey home tucked into the established community of Signal Hill in an incredible location, featuring peace of mind with a BRAND-NEW FURNACE! Step right outside your back door and onto the pathway, leading to a playground and surrounding green spaces. Inside, the bright main level features hardwood floors, soaring vaulted ceilings and an impressive living room anchored by a gas fireplace. The spacious kitchen offers an abundance of beautiful wood cabinetry, granite countertops, stainless steel appliances and a large centre island, opening seamlessly to the dining area for an easy flow between cooking, gathering and entertaining. A convenient main-floor den/office, laundry room and mudroom add everyday functionality. Upstairs are three bedrooms, including an oversized primary retreat with a walk-in closet and private 4-piece ensuite, plus a full family bathroom and additional storage. The developed lower level offers a large family room and flexible additional living space/bonus room, along with more storage. Outside, mature trees and custom landscaping create a wonderfully private backyard retreat with a covered deck and lower patio, perfect for summer evenings or entertaining. An oversized double attached garage completes the home. With Westhills and Signal Hill shopping, Westside Recreation Centre and major routes all nearby, this home offers that hard-to-find combination of a peaceful, connected neighbourhood setting and everyday convenience. This home is move-in ready and waiting for its next owners!