



GRASSROOTS
REALTY GROUP

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66 Sienna Park Terrace SW
Calgary, Alberta

MLS # A2350741



\$925,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,466 sq.ft.	Age:	1997 (29 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Lawn, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: n/a

Open House on Saturday, Oct 10th from 12:30-3:00pm & Sunday, Oct 11th from 1:30-4:00pm! Nestled on a quiet street in the highly coveted community of Signal Hill, this stunning two storey home won't disappoint. This incredible property offers over 3600 sqft of exceptional living space, 6 bedrooms, 3.5 bathrooms, a double attached garage, AC and so much more. Upon entering, you'll notice 18 ft ceilings in the grand foyer. An inviting main floor that features 9ft ceilings throughout, a vast dining area, a generous office and a bright floor plan that's made for entertaining. This lovely kitchen is a chef's delight; fitted with stainless steel appliances, gas range, granite countertops throughout, plenty of cabinet space and pantry. Enjoy your morning coffee in your cozy and spacious living room sitting next to your gas fireplace. Host memorable bbq's with family and friends in your beautiful backyard that backs onto a green space. Dinette area, powder and laundry room to complete the main level. The upper floor is just as impressive. An expansive master retreat that boasts an elegant 5 piece ensuite bathroom with a large soaking tub and large walk-in closet. Three more spacious bedrooms and main bathroom to complete the upper level. The fully finished basement features a massive family room with a gas fireplace and wet bar that's perfect for movie night with the family. Two bedrooms and 3 piece bathroom to complete the lower level. This property also has a underground sprinkler system. Conveniently located, only steps away from walking/bike pathways and Battalion Park school. A short commute to Ernest Manning High school, Westside Recreation Center, WestHills Towne Center and LRT Station. Easy access to 17th Ave, 69th St and Stoney Trail. Come see this incredible property for yourself!

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