



GRASSROOTS
REALTY GROUP

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**4 Sierra Vista Circle SW
Calgary, Alberta**

MLS # A2216720



\$789,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,379 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

OPEN HOUSE ON SATURDAY MAY 3RD BETWEEN 3-5PM. This walkout bungalow offers 1379 sq ft on the main level with another 1007sq ft of developed walk out basement with IN-FLOOR HEAT, CENTRAL A/C - backing the green belt, on a PRIVATE and MATURE lot, with NO NEIGHBOURS in back! On the main level you will enjoy a large living room under a vaulted ceiling, offering a generous sense of space and a view to the green belt. There is a breakfast nook, adjacent the deck and a proper dining room at the entrance. The master suite features a large sleeping quarters and an en suite bath with walk-in closet. There is a second bedroom and full bath on the main. The walkout has been fully developed with an inviting family room, wet bar, fitness or study space and a 3rd bedroom. Carpets were replaced Brand New a year ago. Great Location! A short walk to the walking and cycling paths of Signal Hill. Quick and easy access to downtown and west to the mountains and just a few steps to the library and the long list of shops and services at Westhills. Call to view today!