



GRASSROOTS
REALTY GROUP

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42 Sierra Nevada Green SW
Calgary, Alberta

MLS # A2232235



\$844,900

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,945 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Situates on a large lot, welcome to this well kept 2 story single family home in popular Signal Hill. It features bright and open concept living room with open to below high ceiling. Upper floor with 3 good size bedrooms, large master bedroom, ensuite with separated bath tub and shower, and sunny bonus room. Main floor with hardwood flooring, formal dining room, large living room with gas fireplace and large windows, spacious kitchen and nook, large 2 tier decks, and front attached garage. It closes to the playground, shopping, public transit, and easy access to major roads. ** 42 Sierra Nevada Green SW **