



GRASSROOTS
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**38 Sienna Ridge Landing SW
Calgary, Alberta**

MLS # A2247831



\$1,250,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,770 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Many Trees, No Neighbours Behind, Pie		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Slate	Sewer:	Public Sewer
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Track Lighting, Walk-In Closet(s)		
Inclusions:	Light Fixtures		

Welcome to 38 Sienna Ridge Landing SW – A True Gem in Signal Hill. Situated on the prime oversized pie lot of a desired cul-de-sac, this stunning bungalow backs onto a lovely park and is surrounded by scenic pathways, top rated schools, an outdoor rink and sports fields. The location is the perfect balance of tranquility and convenience. The main floor features airy vaulted ceilings on most of the main level. Custom two-tone maple kitchen cabinetry, granite counter tops, upgraded stainless appliances, Maple hardwood floors in the breakfast nook and living room, anchored by a three-sided fireplace. The sun-filled back of the home has expansive windows, and a French door opens to a wraparound upper deck with stairs leading to the beautifully landscaped backyard. Luxurious Primary Suite Retreat boasts a luxurious ensuite with oversized shower, double sinks, spa tub and heated tiled flooring. While the walk-through office or second bedroom is conveniently located near the powder room and main floor laundry, The Mudroom connects to the Attached Double Garage and two-car driveway. Garage is fully finished inside with shelving for added storage. The Walkout Basement Oasis is bright and spacious. The living room with Portuguese Cork flooring, Inviting Rec Room with gas fireplace, Games/exercise area with a wall-to-wall mirror, Three additional bedrooms with abundant storage, Partial kitchen and bar area. Walkout opens to a covered patio and serene pie-shaped backyard with direct access to the park and gazebo—perfect for morning coffee or evening relaxation. Prime Location is walking distance to many parks, school, outdoor rink, and minutes to West Hills Shopping Centre, Stoney Trail, and access to the mountains and downtown. Tenant rights apply.

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