



**GRASSROOTS**  
REALTY GROUP

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**182 Sienna Park Drive SW**  
**Calgary, Alberta**

**MLS # A2249308**



**\$1,025,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,148 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, See Remarks		

<b>Inclusions:</b>	na
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From the moment you step inside, this stunning 2-storey, showstopper makes an impression. With soaring ceilings, open sightlines, and spaces designed for both lively entertaining and quiet retreats, it's the kind of home that just feels right. Do you desire to have a home and space for your teenagers or remote work? This home has a great floor plan, 3 bedrooms, and a wide open main level. Upstairs, you'll find three good-sized bedrooms, the primary bedroom is a serene retreat, generous in space, with two full bathrooms upstairs. A main floor office offers a stylish, light-filled workspace for remote work or crafting, while the guest-friendly half bath ensures hosting is always easy, with AC to keep everyone cool in the warm summers. The unspoiled basement is a rare gem, not just unfinished, but truly full of opportunity. Think: a home theatre, gym, man cave, guest suite, or that wine lounge you've been dreaming of. It's a clean slate with room to dream and grow. Step outside into your own backyard sanctuary. With raised garden beds bursting with potential, this is a gardener's dream, especially if you love growing juicy tomatoes, fragrant garlic and flowers and irrigation. The beautifully maintained yard offers room to relax, play, and entertain under the stars. Top it all off with an extra-wide two-car garage, ideal for two vehicles, sports gear, and hobbies. This is the home for you that checks every box and then some. Stylish, spacious, and filled with possibilities, this home is ready to wow. Offered below Appraised Value. Ready to step inside, book your showing now. Walking distance to Ernest Manning High School, Rundle, Webber, Westside Rec Centre, Shopping, restaurants, and LRT or drive downtown in 15 minutes, easy access to Stoney Trail and the mountains.