



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**103 Sienna Park Heath SW  
Calgary, Alberta**

**MLS # A2254347**



**\$929,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,078 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Quartz Counters		

**Inclusions:** none

Welcome to this stunning two-storey corner lot family home, in the most sought after Signal Hill community in a quiet street where pride of ownership is evident in every neighbouring property. Offering 4 +1 bedrooms and 3.5 bathrooms giving ample space for the growing family. Immediately you will notice the attractive curb appeal and inside you are welcomed into a spacious family room with cozy gas fireplace leading to kitchen with centre quartz countertops island, and corner pantry. The breakfast nook area gives access to the expansive deck and yard. A den, laundry/mudroom, powder room and a formal dining room complete this space. The primary bedroom is generously scaled with a walk-in closet and a 4 piece ensuite. Upstairs has newly installed carpet with three additional bedrooms which share a 4 pieces bathroom. The finished basement has newly installed LVP consist of a fifth bedroom, and a 4 piece ensuite, a spacious family/recreation room and ample storage. Perfectly situated just minutes from downtown, Signal Hill public library, Westhills shopping and dining and top tier public and private schools - exceptional value here!