



GRASSROOTS
REALTY GROUP

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2297 Sirocco Drive SW
Calgary, Alberta

MLS # A2258389



\$950,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,569 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Wet Bar		

Inclusions: .

Fabulous Walkout Bungalow with Stunning Mountain & Valley Views! This beautifully designed walkout bungalow offers everything you need on the main floor, paired with bright, open spaces and incredible southwest mountain and valley vistas. Step inside to soaring vaulted ceilings, large windows, and a welcoming layout filled with natural light. The living room, kitchen, and primary bedroom all frame those breathtaking views. The spacious dining room is ideal for family gatherings, while the cozy 3-sided fireplace brings warmth to the living room, kitchen, and nook. A second bedroom (or den) on the main level adds flexibility to suit your lifestyle. The primary retreat features a walk-in closet, big windows, and a sun-filled ensuite complete with a jetted tub. Enjoy year-round outdoor living with a covered deck off the kitchen—perfect for barbecuing—even in winter. The fully developed walkout level boasts 9-ft ceilings, huge windows, a large family room with fireplace, generous bedroom, and a full 3-piece bath—ideal for guests. A large utility room with plenty of storage. Outside, you’ll find both a covered patio for shade and a sunny lower patio for soaking in the views. Great curb appeal Close to recreation, shopping, golf, and an easy drive to the mountains This home truly has it all—bright, spacious, and perfectly positioned to take in those fabulous mountain and valley views!