



GRASSROOTS
REALTY GROUP

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2208 Sirocco Drive SW
Calgary, Alberta

MLS # A2261673



\$1,098,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,506 sq.ft.	Age:	1989 (36 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Furniture Negotiable		

Welcome to this beautiful 2 storey split in the sought-after community of Signal Hill, offering over 3800 sq.ft. of developed living space w/ double attached garage. Designed with both comfort & sophistication in mind, this home features hardwood flooring throughout the main & upper levels, creating a warm and cohesive flow. Step into the grand main floor where vaulted ceilings elevate the formal living & dining room, perfect for hosting elegant gatherings. The spacious kitchen is a dream, complete with stainless steel appliances, a gas stove, granite countertops & ample cabinetry. Adjacent to the kitchen, the breakfast nook opens to the backyard, ideal for morning coffee or summer BBQ's. The sunken living room invites relaxation with its wood-burning fireplace, a gas log lighter, wood mantle & built in cabinetry. Elegant wainscoting adds architectural charm & a touch of timeless character to the space. A convenient 2-pc bath serves guests & main floor living with ease. A versatile main floor bedroom doubles as an office, while the large laundry room adds everyday convenience, with tons of built-in cabinetry to keep everything organized. Upstairs, retreat to a massive & luxurious primary suite. A private seating area with direct access to your own balcony, walk-in closet, a spa-inspired 5-piece ensuite featuring a jetted tub & separate shower. Three additional generously sized bedrooms & each with walk-in closets and built-ins & plus a 4-piece bath complete the upper level. The developed basement is built for family fun & entertainment. A large family room with rough-in for a wet bar, a huge sixth bedroom, a dedicated exercise room, a 4-pc bath, ample storage space, & a cold room provide flexibility for every lifestyle. Wired for surround sound its ready for movie nights or game-day excitement. Your expansive backyard offers plenty of room for

outdoor entertaining & family fun, while a gas line for the BBQ & a firepit area makes hosting effortless & enjoyable. Thoughtfully upgraded for year-round comfort & energy savings, the home includes central air, dual furnaces, and two water-saving humidifiers. Spray foam insulation in the bsmt boosts efficiency. Abundant storage throughout the home - from spacious closets to tucked-away under-stair solutions—adds everyday practicality. The garage features high ceilings, offering potential for additional overhead storage if needed. Recent upgrades include fresh paint, including cabinets, throughout (2025), Lennox furnace (2023), Lennox A/C (2021), two Rheem hot water tanks (2021), new washer (2023), & the majority of windows on the main and upper levels were upgraded to Triple Pane (2015 & 2019). As an additional bonus, the Poly B plumbing was Professionally replaced in 2019 – a valuable upgrade for peace of mind. Located in Signal Hill, a vibrant community known for its scenic views, schools, parks, shopping & dining. Transit is a breeze with nearby LRT stations & bus routes. This is more than a home – it’s a lifestyle.