

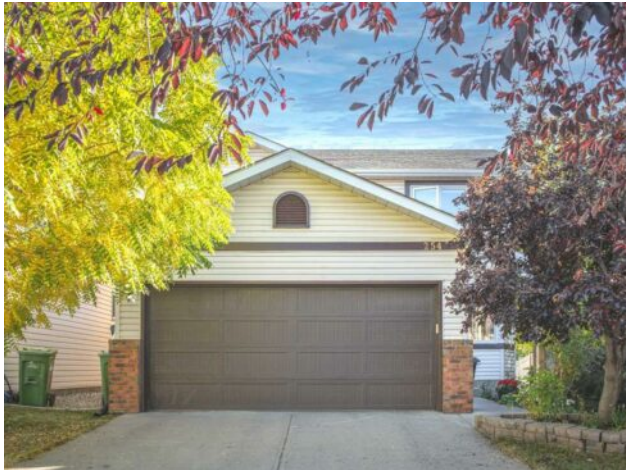


GRASSROOTS
REALTY GROUP

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254 Sierra Vista Terrace SW
Calgary, Alberta

MLS # A2262239



\$749,900

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,679 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Beautifully maintained family home offering over 2,400 sq. ft. of comfortable living space, ideally located in a quiet cul-de-sac within walking distance to Battalion Park School! This move-in-ready home features a bright, functional layout with new stylish flooring throughout the main level. A welcoming front entrance opens to the living and dining rooms. The sunny kitchen offers plenty of cabinet and counter space, a large granite island, and stainless steel appliances, opening to a cozy family room with a fireplace and large windows. The private backyard includes a beautiful maintenance-free composite deck (2025), perfect for relaxing or entertaining. Upstairs boasts a spacious primary bedroom with two double closets, a full ensuite, and lovely mountain and sunset views. Two additional good-sized bedrooms complete the upper level. The fully finished basement offers a fourth bedroom, a full bathroom, a recreation area, and a large storage room—ideal for family living. Recent updates include: Fence (2023), Triple Pane Windows (2025), Poly-B plumbing replacement (2025), Composite deck (2025), New carpet (2025), Hot water tank (2025), Range & dishwasher (2025). Convenient location close to schools, parks, and all WestHills shopping and amenities!