



**GRASSROOTS**  
REALTY GROUP

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

**118 Sienna Hills Drive SW**  
**Calgary, Alberta**

**MLS # A2266014**



**\$975,000**

|                  |                                                                 |               |                   |
|------------------|-----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Signal Hill                                                     |               |                   |
| <b>Type:</b>     | Residential/House                                               |               |                   |
| <b>Style:</b>    | 2 Storey                                                        |               |                   |
| <b>Size:</b>     | 2,048 sq.ft.                                                    | <b>Age:</b>   | 1989 (37 yrs old) |
| <b>Beds:</b>     | 4                                                               | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                          |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Lawn, Reverse Pie Shaped Lot |               |                   |

|                    |                                                                                                                                                                                                                                                                                                                                 |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                                                                                                                                                                                                                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                                                                                                                                                                                                          | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Clay Tile                                                                                                                                                                                                                                                                                                                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                                                                                                                                                                                                            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                                                                                                                                                                                                                                                              | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                                                                                                                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |                   |      |
| <b>Inclusions:</b> | Wood shelves in the garage                                                                                                                                                                                                                                                                                                      |                   |      |

Located in the exclusive area of Sienna Hills Estates and within the community of Signal Hill on Calgary's desirable 'West Side', this incredible family home offers four bedrooms, four bathrooms, a double attached garage and a fully finished walk-out basement. Gigantic mature trees and landscaping create a welcoming curb appeal while providing maximum privacy from neighbouring homes. Upon entering, you are welcomed by soaring vaulted ceilings, a 'showpiece' curved central staircase and formal living and dining room spaces. The well-appointed kitchen boasts stainless steel appliances, including a new dishwasher and hood vent fan, dove grey cabinets, a central granite island and a cozy breakfast nook set into a bay window. The sunken family room is centered around a wood-burning fireplace flanked by custom built-ins and a coordinating mantle. The upper level is adorned with new carpet and offers two large children's bedrooms with a full bathroom. The primary suite boasts plenty of space for a king-sized furniture set, a city skyline view, a spacious walk-in closet and a luxurious ensuite with dual vanities, a glass shower and a jetted corner tub. The lower-level walk-out includes a fourth bedroom with a fabulous luxury office, a full bathroom, a games room with a wet bar and a cozy family room. Enjoy the outdoors on the backyard covered patio, the main floor balcony or the private balcony off the primary suite. Located within walking distance of some of Calgary's most desirable schools, restaurants, shops and professional facilities and within a short drive to the downtown core, this well-established neighborhood is the ideal place to raise a family.