



GRASSROOTS
REALTY GROUP

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160 SIENNA Passage
Chestermere, Alberta

MLS # A2266892



\$689,900

Division:	Rainbow Falls		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,463 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Front Yard, Low Maintenance Landscape, Rectangular Lot, Underground Sprinkler		

Heating:	In Floor Roughed-In, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 569
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

160 Sienna Passage! Welcome to your dream home in the heart of Rainbow Falls! This stunning bungalow style villa backs directly onto a tranquil canal, offering peaceful views and a lifestyle of comfort and elegance. With a total of three Bedrooms, 2.5 bathrooms and over 2,600 Sq Ft of living space, this property is not to be missed! Step inside to discover an open-concept layout with gleaming hardwood floors along with an abundant of natural light throughout! The spacious living room features a cozy two-way fireplace and overlooks mature trees and the serene canal, perfect for relaxing evenings or entertaining guests! Main Floor highlights include a versatile flex room ideal for a home office, formal dining room for hosting family gatherings and a bright breakfast nook with ample space for your table! The primary bedroom will hold all of your furniture including your king bed! The primary ensuite boasts dual sinks, a jetted tub, an oversized shower & large walk-in closet! There is convenient main floor laundry with its own handy utility sink and the two piece powder room completes this main floor! The fully developed walk out basement features a large rec room complete with its own entertainment area! There are two generously sized bedrooms, a full bathroom and storage room with an additional utility sink! Recent Upgrades Include: A New kitchen faucet, garburator & pantry enhancements with additional racks and motion sensor lighting! There is upgraded light fixtures throughout including staircase lighting, dimmer switches plus upgraded window coverings! Fresh neutral paint throughout, new shower heads in two of the bathrooms along with a water softener! Updated garage door opener & keypad! This immaculate home also features central air and offers the perfect blend of luxury, functionality, and location. Whether you're downsizing, upsizing, or simply seeking a

peaceful retreat, 160 Sienna Passage is not to be missed! The monthly condo fee covers snow removal, landscaping and exterior maintenance! Schedule your private showing today and experience the charm of canal side living in Chestermere!