



GRASSROOTS
REALTY GROUP

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191 Sierra Nevada Close SW
Calgary, Alberta

MLS # A2269083



\$859,900

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,868 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, I		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Smart Home, Stone Counters, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	EV Charger in the garage.		

Welcome to 191 Seirra Nevada Close SW! This beautiful 2-storey family home showcases timeless design and modern comfort. Situated on a quiet street with a west-facing backyard, this property is just steps from parks and scenic pathways, perfect for active families. Inside, you'll be greeted by stunning hardwood floors that flow throughout the main level. The dining room impresses with its 17-foot ceilings and designer Herman Miller light fixture, setting the tone for elegant entertaining. The updated kitchen offers ample cabinet storage, generous prep space, and easy access to the massive rear deck—ideal for summer gatherings. The main level also features a perfectly placed home office, a convenient laundry room, and access to your double-attached garage, complete with an EV charger. Upstairs, the primary suite feels like a private retreat with a spa-inspired ensuite featuring a stand-alone smart shower, double vanity, and soaker tub, plus a spacious walk-in closet. The open hallway overlooks the main level and leads to two additional generously sized bedrooms and a freshly updated 4-piece main bath. The fully finished basement expands your living space with a flex or gym area, a second home office, a fourth bedroom, a fourth full washroom, and a large recreation room, perfect for movie nights or kids' play space. Additional highlights include a newer roof and triple-pane windows that were installed throughout the home just over a year ago, providing enhanced efficiency and peace of mind. Enjoy the ideal blend of style, comfort, and functionality in this exceptional home.

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