



**GRASSROOTS**  
REALTY GROUP

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**2208 Sirocco Drive SW**  
**Calgary, Alberta**

**MLS # A2275448**



**\$999,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,501 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Street Lighting, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** 2 Ecobee Smart Thermostats

This beautiful, well-maintained home offers the space, layout, and features buyers are looking for, starting with a double attached garage, a great yard, and plenty of storage throughout. The inviting front entry opens to a generous living and dining area with high ceilings, hardwood floors, and multiple windows that flood the home with natural sunlight, including downtown views from the front living room and front bedrooms. The floor plan flows around the central staircase into a functional kitchen with granite countertops, ample cabinetry, a pantry, modern appliances, and a casual eating area with direct access to the backyard—perfect for summer meals outside. A second living space features a cozy wood burning fireplace and plenty of room for the whole family, followed by a half bath, a flexible bonus area, and a standout laundry room with cabinets, sink, and exceptional workspace. Upstairs, the expansive primary bedroom easily fits a king-size bed and includes an additional nook ideal for a nursery or reading area. Further benefits include the large walk-in closet, and a private ensuite with double vanity, soaker tub, and separate shower. As an extra bonus, this room also features a walk-out balcony overlooking your backyard. Three more spacious bedrooms with large windows and closets share a full 4-piece bathroom. The fully finished basement adds even more value with a wide-open recreation area, a full bathroom, and two additional rooms that can be set up to suit your needs. Additional highlights include hardwood flooring on the main and upper levels, A/C on the upper floor, two furnaces, two water heaters, and professionally replaced Poly-B plumbing for peace of mind. Located in Signal Hill, this home is close to great schools, parks, pathways, and all the shopping and dining at Westhills. With easy access to transit and a quick commute downtown, this is a

well-established, family-friendly community that's hard to beat.