



**425 Sienna Heights Hill SW  
Calgary, Alberta**

**MLS # A2277551**



**\$998,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,671 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Insulated, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Standard, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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, Built-in Features, Granite Counters, Kitchen Island, See Remarks, Walk-In Closet(s), Wet Bar		

**Inclusions:** Fridge (total 2), Shed, Storage room shelving, Safe

Welcome to this beautifully maintained bungalow in the highly sought-after community of Signal Hill, offering comfort, elegance, and exceptional living space both inside and out. Step through the grand entrance and be greeted by soaring vaulted ceilings and an inviting, light-filled layout designed for everyday living and entertaining. The main floor features a spacious living area anchored by one of two gas fireplaces, creating a warm and welcoming atmosphere. The kitchen is both stylish and functional, complete with granite countertops, a built-in oven, gas cooktop, ample cabinetry, and thoughtful built-ins throughout the home. Convenience meets practicality with main floor laundry and a double car garage. Stay comfortable year-round with air conditioning and enjoy peace of mind with a newer water heater. The primary ensuite offers a spa-like experience, highlighted by a luxurious steam shower &mdash; your own private retreat. Downstairs, the fully developed basement expands your living space with a large entertainment area, perfect for movie nights, games, or hosting family and friends. A second gas fireplace adds extra warmth and ambiance. Outdoors, you&rsquo;ll find a large backyard designed for relaxation and entertaining, featuring a spacious deck with pergola and underground sprinklers to keep the yard looking its best with ease. This well-cared-for home combines generous space, and an unbeatable location &mdash; a rare opportunity in one of Calgary&rsquo;s most desirable neighbourhoods.