



**154 Sienna Ridge Landing SW
Calgary, Alberta**

MLS # A2292344



\$1,019,900

Division:	Signal Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,790 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Driveway, On Street, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry		
Inclusions:	N/A		

Welcome to this beautifully maintained and recently updated custom Cedarglen-built bungalow with over 3,123 sq ft of total developed living space, featuring a fully developed walk-out basement and located on a quiet cul-de-sac in the highly desirable community of Signal Hill. Situated on a large corner lot with many large windows, this home is filled with natural light and offers exceptional space, comfort, and functionality. The open-concept main floor features 10-foot ceilings, maple hardwood flooring, a large welcoming foyer, and a stunning crystal chandelier above the staircase leading to the lower level. The bright kitchen is designed for both everyday living and entertaining, showcasing ceiling-height cherry wood cabinetry, stainless steel appliances, pantry storage, and an impressive 9-foot granite island. The kitchen nook offers beautiful mountain views and access to a front-facing balcony. The living and dining areas are centred around a three-sided gas fireplace, creating a warm and inviting atmosphere. The spacious primary bedroom includes a walk-in closet and a private 4-piece ensuite, while the second bedroom also features its own walk-in closet. A separate main floor laundry room and an additional full bathroom complete the main level. The fully developed walk-out basement provides incredible additional living space with two more bedrooms, a renovated bathroom with granite countertops and stand-up shower, and a large recreation area with kitchenette. The walk-out leads to a beautifully landscaped backyard designed as a peaceful outdoor retreat with natural stone steps, a cement patio, and second upper deck seating area. The yard showcases a variety of mature landscaping including a Japanese cherry tree, evergreen trees, mugo pines, juniper, rose bushes, lavender, hostas, hydrangea, daylilies, ferns, and spirea, creating a colourful and private garden.

setting. Elegant custom wrought iron fencing and railings add the finishing touch to the outdoor oasis. Additional highlights include Avia permanent exterior lighting, energy-efficient triple pane UV-protected windows, solar panels, alarm system, stucco exterior, and an oversized double attached garage. The driveway accommodates parking for three vehicles, with additional space available in the cul-de-sac. This exceptional location is just minutes from Westhills and Signal Hill shopping centre, offering convenient access to shopping, restaurants, groceries, and everyday amenities including; Safeway, Superstore, Shoppers Drug Mart, The Keg, Earls, McDonald's, KFC, and other fast food places. Nearby schools include Battalion Park School within walking distance and Ernest Manning High School, along with transit near Westside Recreation Centre. Enjoy nearby parks and playgrounds, beautiful westside mountain views, and quick access to Stoney Trail, Sarcee Trail, and Glenmore Trail. A rare opportunity to own a spacious walk-out bungalow in one of Calgary's most sought-after westside communities.