



**2048 Sirocco Drive SW
Calgary, Alberta**

MLS # A2293909



\$829,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,937 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Soaking Tub, Storage		
Inclusions:	N/A		

Excellent family home with numerous updates, located across from a wide open green space. Stucco exterior with concrete tile roof accentuate the excellent curb appeal. Traditional layout with large formal living and dining room to entertain your guests, along with spacious family room with builtins and wood burning fireplace. Beautiful kitchen with granite counters and matching backsplash, and undercount sink. Breakfast nook is surrounded by windows and opens to the deck in a huge rear yard. including newer windows, furnace, and interior renovations as well. Vinyl plank throughout the main floor. Hardwood floor on stairs and upper hall. All bathrooms have also been renovated, granite counters, undermount sinks. 3 bedrooms on the upper level, primary bedroom has a sunny southern exposure and overlooks the greenspace, dual closets, and 4 piece ensuite. This home is within walking distance to Starbucks, Sunterra Market, Restaurants, along with many neighbourhood conveniences. Windows replaced in 2014.