

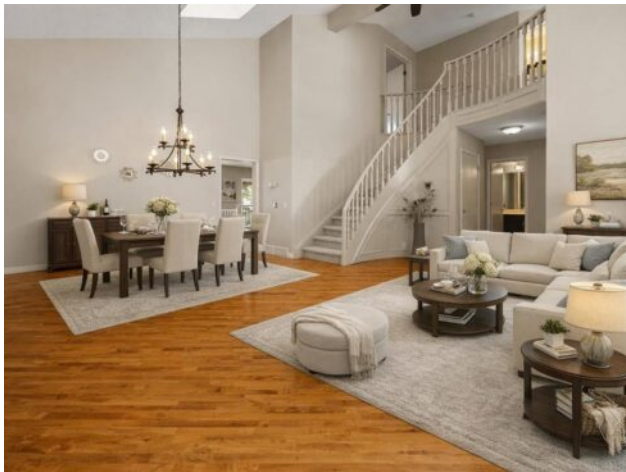


GRASSROOTS
REALTY GROUP

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118 Sienna Hills Drive SW
Calgary, Alberta

MLS # A2293951



\$939,990

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,046 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Pie Shaped Lot, Private, See Remarks		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, See Remarks, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

Nestled in the prestigious enclave of Sienna Hills Estates in Signal Hill, this exceptional two-storey residence offers an elevated living experience on Calgary's sought-after west side. Surrounded by mature trees and thoughtfully designed landscaping, the home provides a rare sense of privacy and timeless curb appeal. Step inside to discover an impressive open-concept layout highlighted by soaring vaulted ceilings, a striking curved staircase, and expansive principal living spaces designed for both everyday comfort and elegant entertaining. The formal living and dining areas create a sophisticated setting, while large windows invite natural light throughout. The kitchen is beautifully appointed with stainless steel appliances, including a newer dishwasher and hood fan, complemented by rich cabinetry, a generous central island with granite countertops, and a charming breakfast nook framed by a bay window. The sunken family room offers a warm and inviting atmosphere, anchored by a wood-burning fireplace and enhanced with custom built-ins—perfect for relaxed evenings or hosting guests. Upstairs, the home features well-proportioned bedrooms, including a spacious primary retreat complete with skyline views, a walk-in closet, and a spa-inspired ensuite featuring dual vanities, a glass shower, and a jetted soaker tub. The fully developed walk-out lower level expands the living space with a fourth bedroom, full bathroom, a flexible office or guest area, a games room with wet bar, and an additional family room—ideal for multi-generational living or entertaining. Outdoor living is equally impressive, offering multiple spaces to unwind, including a covered patio, an elevated main-floor balcony, and a private upper balcony off the primary suite. Ideally located just minutes from top-rated schools, parks, pathways, shopping, and dining,

with convenient access to downtown, this home presents a rare opportunity to own in one of Calgary’s most established and desirable communities.