



**212 Sienna Park Drive SW  
Calgary, Alberta**

**MLS # A2298763**



**\$939,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,024 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** piano, fridge in basement

Welcome to this beautifully maintained, move-in ready home that perfectly blends comfort, functionality, and location! Pride of ownership is evident throughout this bright and inviting property, lovingly cared for and thoughtfully upgraded over the years. The sun-filled, renovated kitchen flows effortlessly into the family room—creating the perfect space for everyday living and entertaining. Elegant living and dining areas provide a welcoming setting for gatherings, while a dedicated home office offers ideal privacy for working from home. Upstairs, retreat to your spacious primary bedroom featuring a 4-piece ensuite, along with two additional well-sized bedrooms and a full bathroom—perfect for growing families. The fully developed lower level adds incredible versatility, complete with a cozy gas fireplace, large recreation space, a fourth bedroom, full bathroom, and abundant storage. The home is equipped with a built-in humidifier, helping maintain comfortable moisture levels throughout the winter months. A central vacuum system supports a clean and healthy indoor environment. The front-facing living room features an automatic window covering, adding both convenience and a touch of modern luxury. Step outside and enjoy your private backyard oasis, featuring a large composite deck, mature landscaping, and plenty of space for kids and pets to play and explore. Enjoy peace of mind with numerous upgrades, including central air conditioning, IQ Air Purifier, water filtration system, radon mitigation system, and brand new dishwasher, washer, and dryer. Location is everything! Ideally situated just minutes from top-rated schools, shopping, and recreation—only steps to Battalion Park School, Menno Simons, Ernest Manning High School, Westside Recreation Centre, Westhills Shopping Centre, with quick access to Stoney Trail and the mountains. Proudly

owned and cherished by the current family&mdash;this is a rare opportunity to make it your own. Don&rsquo;t miss your chance.