



**78 Sienna Park Place SW
Calgary, Alberta**

MLS # A2145279



\$795,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,458 sq.ft.	Age:	1997 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan		

Inclusions: Living Room Built-in under TV and matching coffee table

Welcome to this outstanding 2 Bedroom bungalow in the highly sought-after community of Signal Hill. As you enter you will quickly appreciate the pride of ownership throughout. The bright open concept design with vaulted ceilings draws you to the back of the home where you will find a beautiful Kitchen with granite countertops and centre island; a sunken Living Room with corner fireplace and floor to ceiling windows; and a Dining Room that is intimate enough for the family yet large enough for entertaining. From the Dining Room you can step onto the amazing deck which offers a built-in outdoor fireplace where you can imagine yourself spending many hours enjoying the great outdoors. The Primary Bedroom is large enough to fit a King-sized bed and all your furniture and offers a spa-like 5pc Ensuite and walk-in closet. To round off the main floor there is another nice sized Bedroom, a 4pc Bath and a large front Flex Room that is ideal for a home office, quiet reading area or even an extra bedroom. Downstairs boasts 9-foot ceilings, an enormous Recreation Room with a cozy Fireplace, Bar area with fridge and a home theatre. Additionally there is a 4pc Bath and 2 extra Bedrooms. Added features of this home are Central Air Conditioning, a Tankless Hot Water and a High Efficiency furnace that are all approximately 2 years old and a sub-slab depressurization for Radon mitigation. Your new home is perfectly situated in a quiet cul-de-sac and is less than a block away from playgrounds, schools and transit, and close to all the amenities in this great community…THIS IS TRULY A MUST SEE!!!