



**267 Sierra Nevada Close SW  
Calgary, Alberta**

**MLS # A2152705**



**\$719,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,839 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Heated Garage, Off Street, Park		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Dog Run Fenced In, Lawn, Interior Lot, Landscaped, M		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** alarm system and 2 ring doorbells, exterior potted plants, basement shelving, basement metal coat rack, garage heater, shed

Wow! Wow! This exceptional family 2 storey is situated in a prime location in Signal Hill on a quiet street close to parks, paths and all amenities and must be seen to be appreciated. Super clean and extremely well maintained this wonderful home offers a bright open plan with soaring 17 foot ceilings in the front and oodles of windows along the back. The main floor features a wonderful oak kitchen with center island (moveable), corner pantry, white appliances, a bright sunny nook overlooking a spectacularly private rear yard adorned with towering aspens, large deck, poured concrete sidewalks and an extremely rare partial lane access that provides direct gated RV Parking in the rear of the property on a large, poured RV pad! The rest of the main floor features a large family room with 3 sided fireplace, extensive use of new vinyl plank flooring, a large sunny front formal living room, a main floor den/flex or dining room, main floor laundry, 2 pc powder room and wide open front entrance. Upstaris you will find a huge primary bedroom with 4 pc ensuite and walk-in closet plus two other bedrooms and another full bath. Other upgrades in this phenomenal home include central air conditioning, a good sized double attached garage that is also heated, extensive use of oak railing, a beautifully private front and rear yard with an abundance of large trees and shrubs, large fenced in dog run, vaccum system and attachments, wi-fi operated garage door opener, wired sound, 2 hot water tanks (2023), alarm system + 2 ring doorbells, and a partly finished basement with additional bedroom (non-egress window) or craft room. The large main floor template makes affords a much larger basement template which represents an outstanding opportunity to develop as you wish. This home is clean, clean, clean and shows outstanding pride of ownership and must be seen to be appreciated. Don't miss

viewing today.