



**323 Sierra Nevada Place SW
Calgary, Alberta**

MLS # A2156916



\$834,900

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,084 sq.ft.	Age:	1997 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, No Neighbours Behind, Landscaped, Pie Sh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Hot Tub, 2nd Dishwasher, Deep Freezer, 2nd Fridge

Discover a new way of life in Signal Hill! Welcome to this stunning 2 storey home with a walkout basement on a HUGE Pie lot. It has undergone many thoughtful & quality updates in recent years and has been lovingly maintained by its original owners. Upon entering the main floor, you're greeted by a welcoming family room & formal dining area, with 9' ceilings on the main floor. The kitchen is truly the heart of this home, which underwent a complete renovation, featuring newer cabinetry, sleek granite countertops, backsplash, & high-end stainless steel appliances. The kitchen seamlessly opens to both the living room & dining nook with skylights, creating a perfect flow for entertaining. The living area is accentuated by a cozy fireplace & large south-facing windows overlooking your beautiful private yard. It also offers an office room or can be used as a 5th bedroom. The updated powder room & main floor laundry complete this level. The upper floor is home to 3 generously sized bedrooms. The primary suite is a true retreat, which boasts mountain views, a spacious walk-in closet and a luxurious updated 4-piece ensuite. The fully finished walkout basement is filled with warmth & ambience. It features a 4th bedroom, 3pc bath, a 2nd gas fireplace in the family room, with a rec area which can be used as a play area or gym. There's also a wet bar equipped with mini fridge/dishwasher. Step outside to your own large private outdoor oasis, with concrete lower patio, Hot Tub, & Fire pit. You will love this private mature backyard and sunny upper deck, making it perfect for Summer BBQs and outdoor family gatherings! Residents of Signal Hill enjoy access to a wide range of amenities, including parks, playgrounds, walking trails, and sports facilities. Other updates include: Knockdown ceiling, refinished hardwood, & all exterior doors. Don't miss the opportunity to make this exquisite property

your own private haven.