



**GRASSROOTS**  
REALTY GROUP

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**208 Sirocco Place SW**  
**Calgary, Alberta**

**MLS # A2196424**



**\$799,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,808 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Brush, Front Yard, Lawn, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Clay Tile
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Concrete, Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home, Vaulted Ceiling(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** None

Modern Elegance in Signal Hill Discover contemporary living in the heart of Signal Hill with this architecturally stunning residence. Designed for the discerning homeowner, this property seamlessly blends modern aesthetics with functional design. Key Features: Open-Concept Living: The expansive main floor boasts soaring ceilings and rich hardwood floors, creating a bright and inviting atmosphere. Gourmet Kitchen: Equipped with top-of-the-line stainless steel appliances, sleek quartz countertops, and a spacious island, this kitchen is a chef's dream. Luxurious Master Suite: Retreat to the master bedroom featuring a spa-inspired ensuite with a deep soaking tub, glass-enclosed rain shower, and dual vanities. Smart Home Integration: Control lighting, climate, and security with ease using the integrated smart home system. Outdoor Oasis: The west-facing backyard offers a large deck perfect for entertaining, complemented by a meticulously landscaped garden. Situated in a family-friendly community, this home is just minutes away from top-rated schools, lush parks, trendy shopping centers, and efficient public transit options. Experience the perfect blend of modern design and convenient living in Signal Hill. Schedule your private tour today and envision your new lifestyle.