



GRASSROOTS
REALTY GROUP

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**105 Sienna Park Green SW
Calgary, Alberta**

MLS # A2205983



\$524,900

Division:	Signal Hill		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,224 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Close to Clubhouse		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 706
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s)		

Inclusions: none

Beautiful bungalow villa with fully developed walk out basement. Sunny south back exposure. Two outdoor deck living areas. Entry , kitchen and dining room with hardwood floors. Large front closet. Front kitchen nook with bay window, bright and cheery. Kitchen has generous rich oak cabinets and plenty of counter space. Kitchen opens to the dining room and living room area with soaring vaulted ceilings. Dining room is perfect for large family gatherings. Living room has garden door to deck area. Deck has dura deck covering and powder coated railing. Next to the living room is a large flex room, currently used as a den, hardwood floors, large window for lots of light. In the hall is entry to separate laundry room area and a 4 pce bath. End of the hall is your spacious primary bedroom with lots of closet space and a 3 pce ensuite. This bedroom has a large south facing bay window. Down the stairs to the fully developed walk out. Huge family room with corner gas fireplace, wet bar, garden doors to large out covered deck area. Also large bedroom and 3 pce bath. The utility furnace area offers extra storage. There is also a cold storage area and a hobby room/office. Original owners. Clubhouse offers games, social rooms, gym. Visitor parking directly across from the unit. The unit backs onto a central green area.