



GRASSROOTS
REALTY GROUP

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122 Sienna Park Terrace SW
Calgary, Alberta

MLS # A2210265



\$999,999

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,480 sq.ft.	Age:	1996 (29 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Workshop in Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Bel		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, See Remarks, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Wet Bar		
Inclusions:	N/A		

OPEN HOUSE SUNDAY APRIL 20, 12-2PM. JUST LISTED IN SIGNAL HILL! ORIGINAL OWNERS in this FULLY FINISHED 2 STOREY, BACKING GREENSPACE on a QUIET and PRIVATE LOCATION! WALKUP BASEMENT with SEPARATE ENTRANCE. SUNNY WEST FACING BACKYARD and SHORT WALKING DISTANCE TO BATTALION PARK SCHOOL, LRT STATION, ERNEST MANNING HIGH SCHOOL, WESTSIDE REC CENTRE, and WESTHILLS SHOPPING. Amazing floor plan with HIGH 9' CEILINGS, GORGEOUS KITCHEN with CEILING HEIGHT TAUPE CABINETRY, SOFT-CLOSE DRAWERS, PULLOUT SPICE RACKS, HUGE ISLAND, GRANITE COUNTERTOPS, WOLF RANGE HOOD, and DOUBLE WIDE GAS STOVE. There is a PRIVATE MAIN FLOOR WORK FROM HOME OFFICE, FORMAL DINING ROOM, HARDWOOD FLOORING, and gas fireplace with CUSTOM BUILT-INS! The upper level has 4 good sized bedrooms, 5 PCE kids bathroom with 2 sinks, including the KING SIZED MASTER featuring DUAL SINKS and WIC CLOSET. The LOWER WALKUP LEVEL has a SEPARATE ENTRANCE with 2 bedrooms, 4 PCE bath, 9' CEILINGS, good sized recreational area, gas fireplace, and a wet bar! The oversized HEATED double attached garage has a separate entrance door, sink with hot and cold water, and is large enough to fit 2 full sized trucks! So many extras in this home - NEWER TRIPLE PANE WINDOWS (2015), NEWER ROOF (2012), NEWER WATER HEATER (2023), wood spindle railing, knockdown ceiling texture, pot lights, MDF closets, maintenance free deck, landscaped beautifully, the list goes on and on. This is an amazing opportunity and place to call home! \$999,999. Book your showing today as this property shows beautifully, is priced to sell and will not last long!

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