



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**461 Sienna Heights Hill SW**  
**Calgary, Alberta**

**MLS # A2212578**



**\$1,100,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,666 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.35 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, Lawn, M		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Soaking Tub, Storage		

**Inclusions:** Basketball Stand/Net, Assorted Sport Court Items

Discover this exceptional custom-built home by Jager Homes, offering over 2,600 sq ft of thoughtfully designed living space in one of the most desirable cul-de-sac locations in the area. Set on the largest lot in the neighbourhood, this property is a true private oasis, boasting a park-like backyard that must be seen to be believed. Step outside and be transported: mature trees, thousands of blooming perennials that transform the yard with an explosion of nature's colours, multiple sitting and entertaining areas. The kids and active adults will love the \$100,000+ professionally built Sport Court—perfect for pickleball, tennis, basketball, or transformed into a skating rink in the winter. Whether you are entertaining guests or enjoying a quiet evening under the stars, this yard offers year-round enjoyment and serenity. Inside, the home continues to impress. The upper floor features three spacious bedrooms, including a luxurious primary suite with a spa-inspired five-piece ensuite, including a steam shower. Need more space? The bonus room easily converts into a fourth bedroom to suit your family's needs. The main floor offers a bright and open layout, with a generous living room, an open kitchen complete with stainless steel appliances, a large island, abundant cabinetry, and a direct passageway from the oversized garage to the kitchen, allowing space for an additional mini-fridge and freezer alongside an expansive pantry. The dining area overlooks the backyard through large picture windows, creating the perfect indoor-outdoor flow. Additional features include a main-floor laundry room and a private den with elegant French doors—ideal for a home office, plus extensive use of oversized windows bathing the home in natural light. Located only steps from top-rated schools, sports fields, outdoor rink, and transit, and just minutes from shopping and

amenities, this home offers the perfect blend of peaceful retreat and unbeatable convenience. Don't miss your opportunity to own this one-of-a-kind property that truly has it all—location, lifestyle, and luxury.