

# \$1,099,900 - 191 Sienna Park Drive Sw, Calgary

MLS® #A2209637

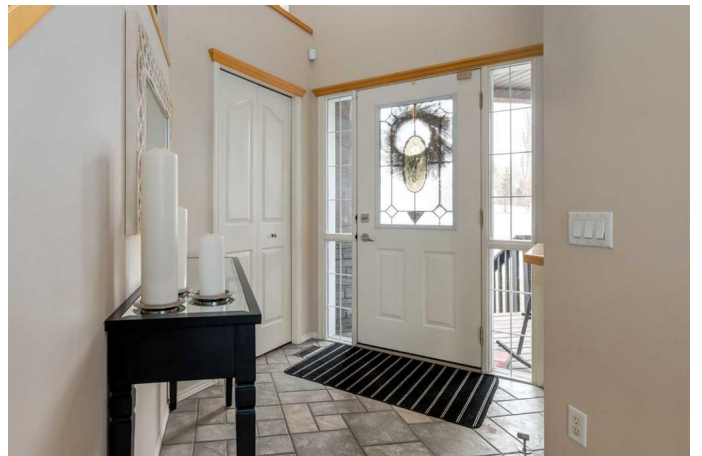
**\$1,099,900**

4 Bedroom, 4.00 Bathroom, 2,342 sqft

Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

Pride of ownership is evident in this immaculate home situated in the desirable community of Signal Hill. Offering 3,226 SF of living space with a walkout basement, 3+1 bedrooms and 3.5 bathrooms giving ample space for the growing family. Immediately you will notice the attractive curb appeal and inside you are welcomed into a spacious foyer leading to a bright and open main floor featuring a well equipped kitchen with over-sized center island with breakfast bar, quartz countertops, gas cooktop and corner pantry. The dining area gives access to the expansive deck (32'x14') with sunny WEST exposure and opens to the living room with cozy gas fireplace. A den, laundry/mudroom and powder room complete this space. Upstairs you will love to spend time watching the game or movies in the bonus room with soaring vaulted ceilings and a second gas fireplace. The primary bedroom is generously scaled with a walk-in closet and a luxurious 4 piece ensuite with jetted soaker tub. Two additional bedrooms share a 4 piece bathroom. The walkout basement is finished with a fourth bedroom with a 4 piece ensuite, a spacious family/recreation room, ample storage and garden door access to the patio and yard. Don't overlook the central AC for those hot summer days and over-sized attached double garage. Perfectly situated just minutes from downtown, Westhills shopping and dining and top tier public and private schools - exceptional value here!



Built in 2002

## Essential Information

MLS® #	A2209637
Price	\$1,099,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,342
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	191 Sienna Park Drive Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5H5

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Yard, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	9
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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