

# \$1,250,000 - 38 Sienna Ridge Landing Sw, Calgary

MLS® #A2247831

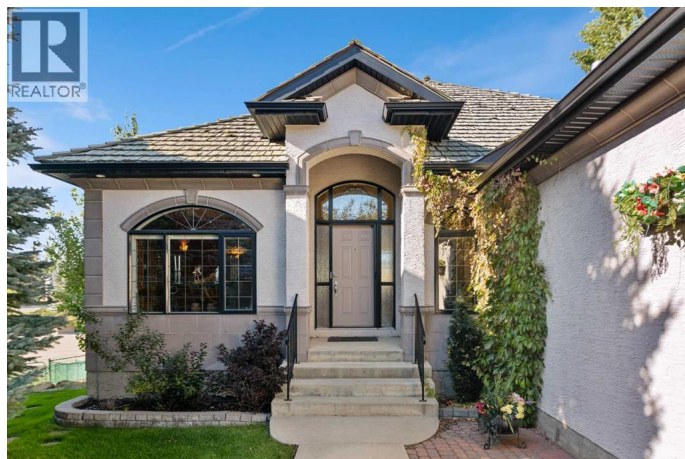
**\$1,250,000**

5 Bedroom, 3.00 Bathroom, 1,770 sqft

Single Family on 0.18 Acres

Signal Hill, Calgary, Alberta

Welcome to 38 Sienna Ridge Landing SW â€” A True Gem in Signal Hill. Situated on the prime oversized pie lot of a desired cul-de-sac, this stunning bungalow backs onto a lovely park and is surrounded by scenic pathways, top rated schools, an outdoor rink and sports fields. The location is the perfect balance of tranquility and convenience. The main floor features airy vaulted ceilings on most of the main level. Custom two-tone maple kitchen cabinetry, granite counter tops, upgraded stainless appliances, Maple hardwood floors in the breakfast nook and living room, anchored by a three-sided fireplace. The sun-filled back of the home has expansive windows, and a French door opens to a wraparound upper deck with stairs leading to the beautifully landscaped backyard. Luxurious Primary Suite Retreat boasts a luxurious ensuite with oversized shower, double sinks, spa tub and heated tiled flooring. While the walk-through office or second bedroom is conveniently located near the powder room and main floor laundry, The Mudroom connects to the Attached Double Garage and two-car driveway. Garage is fully finished inside with shelving for added storage. The Walkout Basement Oasis is bright and spacious. The living room with Portuguese Cork flooring, Inviting Rec Room with gas fireplace, Games/exercise area with a wall-to-wall mirror, Three additional bedrooms with abundant storage, Partial kitchen and bar area. Walkout opens to a covered patio and serene



pie-shaped backyard with direct access to the park and gazeboâ€”perfect for morning coffee or evening relaxation. Prime Location is walking distance to many parks, school, outdoor rink, and minutes to West Hills Shopping Centre, Stoney Trail, and access to the mountains and downtown. Tenant rights apply. (id:6289)

Built in 1999

**Essential Information**

Listing #	A2247831
Price	\$1,250,000
Bedrooms	5
Bathrooms	3.00
Square Footage	1,770
Acres	0.18
Year Built	1999
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	38 Sienna Ridge Landing Sw
Subdivision	Signal Hill
City	Calgary
Province	Alberta
Postal Code	T3H3S1

**Amenities**

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Utilities	Cable, Electricity, Natural Gas, Telephone, Sewer, Water
Features	No neighbours behind, French door, Closet Organizers, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage, Concrete
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out

## Exterior

Exterior	Stucco
Exterior Features	Landscaped, Underground sprinkler
Foundation	Poured Concrete

## Listing Details

Listing Office RE/MAX House of Real Estate



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