

\$875,000 - 307 Sierra Nevada Place Sw, Calgary

MLS® #A2264503

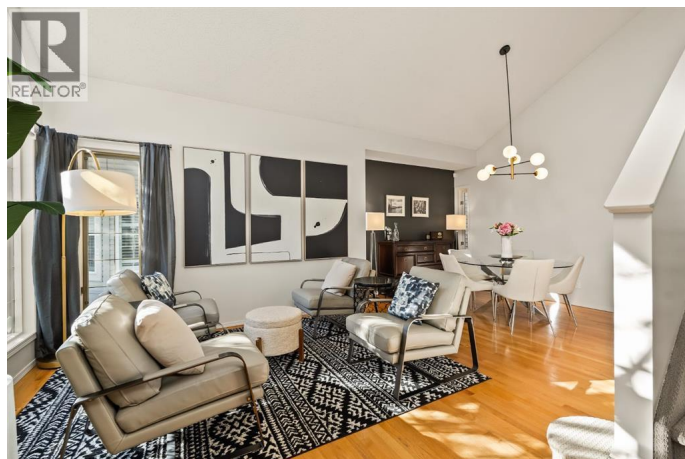
\$875,000

4 Bedroom, 4.00 Bathroom, 2,018 sqft

Single Family on 0.10 Acres

Signal Hill, Calgary, Alberta

SMART! really, really SMART! Stepping through the door, the WARMTH of this home will draw you in. The living room sits under a 16'™ ceiling at the entrance, a wall of windows harnessing the sun, open to a generous dining space with gleaming oak hardwoods all of which provides an inviting sense of space. The hardwoods lead through the main level to the Great Room in back, COSY & WARM, with wonderful window treatments which bring the volume of trees in back in " COMFORTING. The open concept kitchen enjoys a center island breakfast bar, granite counters and s/s appliances. The Great Room leads directly to your large rear deck, buried in trees, a wonderful retreat following a busy day, a space your friends and family will LOVE! There is also a private den/home office tucked away on the main level too. Upstairs the Primary Retreat is THE CHARM! A large sleeping quarters, a lounge/reading nook, level with the tree canopy in back " CALMING! PLUS! a 4pc en suite and his & hers walk-in closets. The second bedroom up is well-sized and enjoys a 4pc bath to itself. The walkout features a LEGAL SUITE, exceptionally well appointed with a large Great Room/Kitchen/Eating area, two beds, a 4pc bath and separate laundry. This could be a welcome mortgage helper, ready to go, or easily converted to a Rec/Family room with a fabulous wet bar, for your own use. This two storey walkout offers 3,020 sq ft of developed living space, over



three levels on a quiet cul de sac in Signal Hill (NO SIDEWALK). A GREAT LOCATION - a short walk to Westhills Shopping Centre - shopping, dining and the movies are a short walk away - great schools, the Westside REC Centre and West LRT and ease of access west or downtown – A GREAT LOCATION! Additional features include two new Hi Eff furnaces in 2023, new garage door in 2025, two hot water tanks, Central A/C, irrigation and a garage insulated, and drywalled with epoxy flooring (id:6289)

Built in 1997

Essential Information

Listing #	A2264503
Price	\$875,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,018
Acres	0.10
Year Built	1997
Type	Single Family
Sub-Type	Freehold

Community Information

Address	307 Sierra Nevada Place Sw
Subdivision	Signal Hill
City	Calgary
Province	Alberta
Postal Code	T3H3M9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Cul-de-sac, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Garburator, Hood Fan, Window Coverings, Garage door opener, Washer/Dryer Stack-Up
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Underground sprinkler
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX First



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