

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

MLS® #A2209637

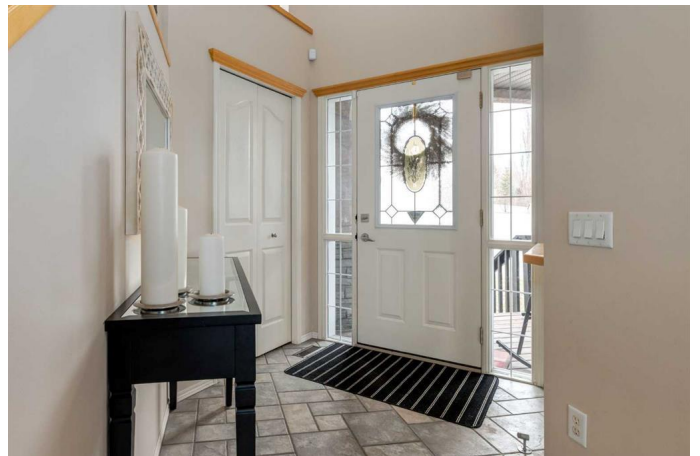
**\$1,099,900**

4 Bedroom, 4.00 Bathroom, 2,342 sqft

Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

OPEN HOUSE SAT APRIL 26 FR 2-4. 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 | 22               |
| Zoning         | R-CG             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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