

**95 Sierra Nevada Green SW**  
**Calgary, Alberta**

**MLS # A2232498**



**\$849,950**

|                  |                                                                              |               |                   |
|------------------|------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Signal Hill                                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                                            |               |                   |
| <b>Style:</b>    | 2 Storey                                                                     |               |                   |
| <b>Size:</b>     | 1,849 sq.ft.                                                                 | <b>Age:</b>   | 1997 (28 yrs old) |
| <b>Beds:</b>     | 4                                                                            | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                       |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                                    |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Front Yard, Garden, Lawn, Low Maintenance Landscaping |               |                   |

|                    |                                                                                                                |                   |      |
|--------------------|----------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate                                                                                                       | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                                                                                                        | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                 | <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>   | Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water, Vinyl Windows |                   |      |

**Inclusions:** window coverings

Open House Sunday 3-5pm! Bright & Updated Westside Family Home on a Sunny Corner Lot! Situated on a quiet corner lot in a desirable Westside neighbourhood, this spacious two-storey home offers approximately 2,800 sq ft of total living space, 4 bedrooms, 3.5 bathrooms, and a family-friendly layout with thoughtful updates throughout. The main floor features a generous kitchen with granite countertops, a central island, corner pantry, and large windows that bring in plenty of natural light. The connected living and dining area includes a cozy wood-burning fireplace with an updated surround, perfect for everyday comfort or entertaining. A front flex room offers versatility for a home office, formal dining, or second sitting area. A mudroom and powder room complete the main level. Upstairs, you'll find three spacious bedrooms including a bright primary suite with a walk-in closet and 5-piece ensuite, as well as a full 4-piece main bathroom. The fully finished basement includes a large rec room, fourth bedroom, another full bath, and additional storage space. Recent updates include: Full interior repaint, All new light fixtures, Updated fireplace surround, New faucets, cabinet hardware, and door handles. The exterior has also been freshly painted and features newer fencing, a concrete patio, matching storage shed, and mature landscaping with perennial gardens and aspen trees. The oversized, heated double garage offers extra storage and the long driveway provides space for RV or additional parking. With great schools, parks, shopping, and easy access to major routes nearby, this is a fantastic opportunity to own a move-in ready home in a quiet, well-connected community.