

210 Sienna Park Court SW
Calgary, Alberta

MLS # A2234606



\$849,900

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,341 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

PRICE JUST REDUCED \$50,000 to \$849,900! This fully finished 2 storey in SIGNAL HILL is on a QUIET CUL-DE-SAC LOCATION. HUGE 8400 SF LOT, SUNNY NW FACING BACKYARD, and PRIVACY GALORE! Short walking distance to Battalion Park School, 69 ST LRT, Ernest Manning High School, Westside Rec Centre, and Westhills Shopping. Amazing floor plan with living & family rooms, kitchen and nook with hardwood floors, separate dining area, and private main floor office. The CURVED SPINDLE RAILING STAIRCASE leads to the upper level where you'll find 3 good sized bedrooms, 5 PCE primary ensuite and gas fireplace, and spare bathroom. Lower level is fully finished with a large recreation area, bedroom, and 3 PCE bath. The double attached garage is long enough to fit a full sized truck. So many extras in this home - Family room built-ins with gas fireplace, NEWER ROOF (2009), NEWER WATER HEATER (2019), CENTRAL AIR CONDITIONING, MAINTENANCE FREE DECK, landscaped beautifully, custom window coverings, the list goes on and on! This is an amazing opportunity with ONE OF THE LARGEST LOTS IN SIGNAL HILL! Request your showing today as this property is priced to sell at \$849,900 and will not last long!