

**138 Sienna Heights Way SW  
Calgary, Alberta**

**MLS # A2164988**



**\$899,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,636 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Insulated, Side By Side		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Many Trees, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake, Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s)

**Inclusions:** None

Experience refined living in this exceptional walk-out Estate level Bungalow, nestled in the prestigious Signal Hill neighbourhood in SW Calgary. This home offers over 3,100+ Square Feet and with 4 large bedrooms, a main floor den, 3.5 baths, double car attached garage, and walk-out oversized family room this home has it all! This stunning residence features grand vaulted ceilings that enhance the open concept design and allow for an exceptional array of natural lighting throughout the entire main floor. This home was also meticulously upgraded since built boasting premium stainless appliances, advanced mechanical systems with dual hot water tanks (2023), Furnace and Air Conditioning Unit (2013), elegant countertops & hardwood (2013), custom tile and backsplash work (2013), and outdoor upgrades to the deck and landscaping. (2021). With the outdoors in mind this home was upgraded with terraced retaining walls allowing for entertaining spaces and quiet moments in the back yard. Surrounded by mature trees and lush greenery this home offers a blend of privacy and peaceful nature. This thoughtfully designed home offers seamless transitions between living spaces, making it perfect for both relaxing and entertaining. With Signal Hill Convenience is key, with easy access to a range of local amenities, including shopping centres, scenic parks, and vibrant playgrounds and minutes away from nearby schools. Whether you're strolling through the nearby green spaces or taking advantage of the close-by retail options, you'll find everything you need within reach. Impeccably maintained and beautifully presented, this bungalow offers a harmonious blend of luxury and comfort, making it a standout choice in the coveted Signal Hill community. (No Poly-B Found in Home)