

307 Sierra Nevada Place SW
Calgary, Alberta
MLS # A2264503

\$875,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,018 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Many Trees, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: 2nd Refrigerator, 2nd Electric stove, 2nd Dishwasher, 2nd Microwave oven, 2nd Hood fan

OPEN HOUSE – Sat, Oct 18 (1-3pm) 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