

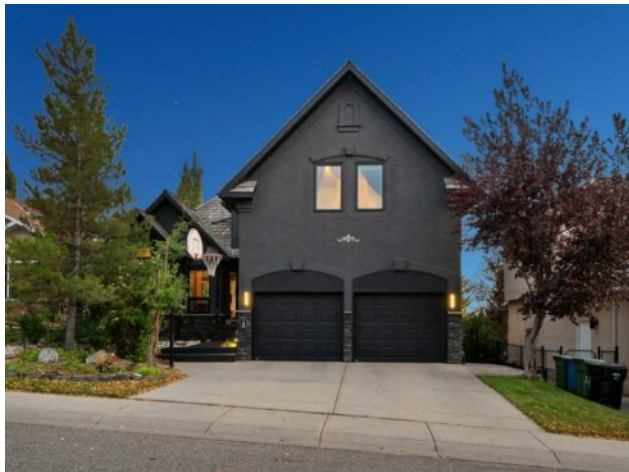


DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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**44 Sierra Vista Close SW  
 Calgary, Alberta**

**MLS # A2170938**



**\$1,199,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,263 sq.ft.	<b>Age:</b>	1991 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Dog Run Fenced In, Garden, Interior Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<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>	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, See Remarks, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

\*\*\* Open House - Sunday, October 6th from 1 PM to 3 PM \*\*\* Explore this beautiful home in the desirable Signal Hill area! With over 3,200 square feet of living space, a walkout basement, and stunning mountain views, this property offers a wonderful opportunity for your next chapter. Situated on a quiet no-through road, you'll enjoy both privacy and easy access to community amenities. Take in the peaceful surroundings, including views of the foothills and mountains, while relaxing in your private backyard. As you arrive, you'll notice the attractive curb appeal, featuring modern colours and well-kept landscaping. Inside, the spacious living and dining area welcomes you with vaulted ceilings and natural light, complemented by a curved staircase leading to the upper level. The two-way fireplace adds warmth and connects the space to the cozy breakfast nook, just off the chef's kitchen, which includes ample counter space, storage, and quality appliances. The main floor also includes a convenient laundry/mudroom. Upstairs, the large primary bedroom offers a walk-in closet and a luxurious six-piece ensuite with heated floors and a cozy lounge area, all while enjoying beautiful mountain views. Two additional bedrooms with charming vaulted ceilings are thoughtfully separated from the primary suite, along with a full bathroom and plenty of storage. The walkout basement features in-floor heating, a fourth bedroom with an ensuite, and a spacious family/recreation room with another fireplace. Step outside to your southwest-facing yard, perfect for morning coffee, playtime, or entertaining on the upper deck.