



23 Sierra Nevada Way SW, Calgary, Alberta - \$910,000



Main Photo

Property Description

HOME SWEET HOME! Welcome to your exquisite, meticulously maintained and upgraded 2 storey family home situated on a generous, private lot with BREATHTAKING LANDSCAPING in the sought-after community of Signal Hill in Calgary's exclusive West Side! This spectacular and tremendously developed home offers 4 bedrooms, 3.5 bathrooms, 2,920+ SQFT of sophisticated, executive living space throughout, charming curb appeal and central air conditioning. Upon walking in you are greeted by the sun drenched open concept main floor layout with a lovely living room flooded by natural sunlight with an elegant and cozy three sided gas fireplace, open dining area, breakfast nook and a gourmet chefs kitchen with premium stainless steel appliances including a gas range, a focal point peninsula island with an eating bar and a built-in book shelf, ample cabinet space, a corner pantry and access to the large tiered patio. Completing the main floor is a corner office with French doors, bright foyer, powder room and convenient main floor laundry mud room with a sink. Upstairs boasts beautiful vinyl plank flooring throughout, 3



generous sized bedrooms (the primary retreat with a massive walk-in closet and the freshly updated, stunning spa-like 5 piece ensuite with heated floors, relaxing corner jetted tub, separate shower and double vanity sinks, bedroom with a walk-in closet and bedroom with vaulted ceilings), a den/loft and a wonderful 4 piece bathroom. The fully finished basement boasts a large recreation/family room with wall to wall oak built-in shelving, stained glass and French door features, a wet bar, an entertainment system, cozy gas fireplace, a 4th spacious bedroom, a 3 piece bathroom with heated floors and towel rack, a rustic sauna and a storage/utility room that's perfect for all of your storage needs. Outside, you will find a double attached garage with additional driveway parking, professional mature landscaping with large trees adding to your private oasis, rock garden, pond, front porch and a fully fenced, gorgeous backyard with flagstone and pond features, providing you with the ultimate in privacy including a tiered deck, patio, stunning garden area and potters bench. Other updates include fresh paint, vacuum system, heated garage with hanging racks, rain barrel and watering system, low-e windows, upgraded mechanicals (ultra violet in furnace/water and air systems) , custom blinds and more! ,This unrivalled, quiet location is walking distance to public transportation, shopping, restaurants, coffee shops, schools, parks and a quick 15 minute drive to Downtown. This excellent family home is a MUST VIEW! Book your private viewing of this GEM today!

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