

# \$1,050,000 - 17 Sierra Vista Close Sw, Calgary

MLS® #A2208158

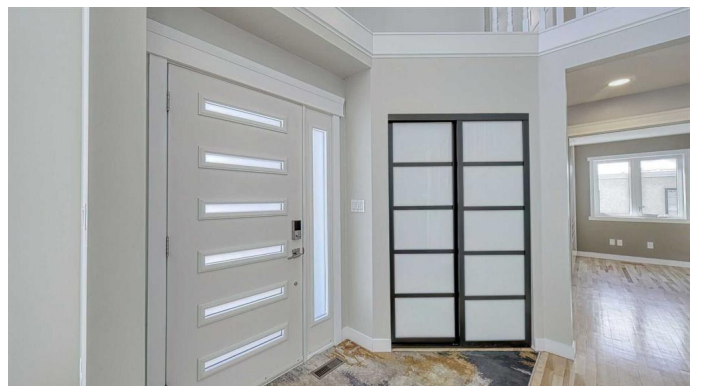
**\$1,050,000**

4 Bedroom, 4.00 Bathroom, 2,137 sqft

Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

Welcome to Your Dream Home with over 3200 square feet of living space! Nestled against a picturesque park featuring a basketball court, beach volleyball, and expansive green spaces, this professionally renovated home is ready for you to move in! The modern kitchen renovation, completed in December 2023, includes custom maple soft-close cabinets, quartz countertops, and new stainless-steel appliances. The open design seamlessly connects to the cozy family room which features a natural gas-assisted wood-burning fireplace, perfect for cold winter nights. The main level features refinished maple hardwood floors, contemporary doors and trim, flat ceilings, and modern interior lighting. The west-facing breakfast nook with bay window provides access to the deck and fenced backyard. In addition, the formal dining room, living room with soaring vaulted ceilings, cozy den with French doors, a convenient laundry room, and a 2-piece bath complete the main floor. Upstairs, you will find a spacious primary bedroom with a walk-in closet and a sitting area overlooking the park. The luxurious master ensuite features heated tile floors, granite countertops, wooden cabinets, a Grohe Rain shower, and a BainUltra jetted tub. There are two additional bedrooms and a main 4-piece bathroom with heated tile floors. The home is equipped with two air conditioning units, with the upstairs unit replaced in 2023. The basement with laminate flooring going down the stairs and into the family room,



was developed in 2016, offering an open concept design perfect for kids and movie nights, featuring wired-in ceiling speakers, surround sound, and a natural gas fireplace. It also includes a fourth bedroom, a 3-piece bathroom, bar area, and a large storage room with plenty of shelving. This home boasts new triple pane windows throughout for energy efficiency. The exterior of the home includes a new insulated double attached garage door and painted stucco. The sunny west-facing fenced backyard features a large maintenance-free composite deck with a natural gas hookup, overlooking a beautifully treed park. The property also includes an underground sprinkler system in both the front and back yards. Located just minutes away from libraries, shopping, and theatres, this home is perfect for your family. Move in and start making memories today!

Built in 1992

### **Essential Information**

MLS® #	A2208158
Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,137
Acres	0.13
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	17 Sierra Vista Close Sw
Subdivision	Signal Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3A3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Bar, Breakfast Bar, Central Vacuum, French Door, Granite Counters, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, See Remarks, Washer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas, Gas Log, Gas Starter, See Remarks
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Pie Shaped Lot, See Remarks, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Mission Real Estate
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