

## 35 Sierra Nevada Close SW Calgary, Alberta

**MLS # A2220793**


# \$839,900

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,776 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s)		

**Inclusions:** Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer, All Window Coverings, Garage door opener with controls

\*\*\* OPEN HOUSE Sat 24 May 2025 2pm &ndash; 4pm \*\*\* Nestled in the heart of Signal Hill, this beautifully maintained family home offers warmth, comfort, and the ideal location for modern living. From the moment you arrive, you'll be greeted by a welcoming front entrance that opens into a bright and airy main floor featuring gleaming hardwood floors and soaring high ceilings. The spacious living room is a true showstopper with cathedral ceilings and large windows that flood the space with natural light. Work from home with ease in the main floor den, perfect for an office or study space. The open-concept kitchen is a chef's delight, offering stainless steel appliances, ample cabinetry, and a sink window overlooking the sunny east-facing backyard. Enjoy casual meals in the cozy breakfast nook, with direct access to a private yard that backs onto a scenic walking and biking path, leading to a nearby park &mdash; a true outdoor oasis. Upstairs, you'll find a serene primary bedroom retreat complete with a renovated ensuite, featuring a standalone spa tub, skylight, and modern finishes. Two additional generously sized bedrooms and a 4-piece main bathroom complete the upper level. The fully developed basement adds incredible value with a 4th bedroom, 3-piece bathroom, and a spacious recreation room &mdash; ideal for family movie nights. Built-in bookcases, a computer nook, and an additional locker room add both functionality and charm. This home has been lovingly cared for with updates including new 2nd floor windows (2019) and hardwood flooring on both the main and upper levels, and newer garage door. Located just minutes from Westside Recreation Centre, Signal Hill Centre, and Westhills Shopping Centre, plus quick access to Stoney Trail, Sarcree Trail, and major routes, this home offers unparalleled convenience.

Don't miss your chance to live in one of Calgary's most sought-after communities!