

**107 Sierra Nevada Close SW
Calgary, Alberta****MLS # A2267673****\$799,000**

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,661 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: all window coverings, basement freezer, shelving in furnace room

OPEN HOUSE Saturday, November 8 from 12-2pm. STUNNING FAMILY HOME ON A QUIET CRESCENT BACKING ONTO GREENSPACE/WALKING PATHS. Welcome to your dream home with over 2,500 sq. ft. of beautifully maintained living space nestled on a peaceful crescent backing directly onto a greenspace and walking path, with no neighbours behind. The main floor impresses with a lovely kitchen featuring granite countertops, maple cabinets, tile backsplash, a breakfast bar, large pantry, stainless steel appliances, and maple hardwood floors. The spacious living room centres around a cozy natural gas fireplace and offers views of the expansive backyard and peaceful greenbelt beyond. Also on this level are a generous dining room, an enclosed den/office, and a charming 2-piece bathroom. Upstairs, hardwood floors flow throughout the stairs, landing & bedrooms. The huge master suite overlooks the walking path and boasts an upgraded 3-piece ensuite bath plus a large walk-in closet. Two additional spacious bedrooms share a beautifully finished 4-piece bathroom with tile flooring, tub/shower with tile surround, and a stone countertop. The fully developed basement adds valuable living space, including a large family room and oversized bedroom which is perfect for guests or growing families. Bonuses: newer roof (2010), low-maintenance composite deck, upgraded insulation in main level and attic (R15 installed in 2015), front and rear door replacements (2019), Vacuflo central vacuum system, and central A/C. The home is just steps from a tot lot and surrounded by a network of pathways. This location offers excellent schooling options, with full K-12 access including Battalion Park School (K-6), A.E. Cross School (7-9, offering Spanish bilingual programs), and Ernest Manning School (10-12). You are also within walking distance of everything Westhills

has to offer including groceries, theatre, restaurants, pharmacy, retail stores, and more. This is truly an ideal place to call home!