

**2203 Sirocco Drive SW**  
**Calgary, Alberta**

**MLS # A2287011**



**\$998,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,648 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Vinyl Windows, Wet Bar		

**Inclusions:** N/A

Welcome to 2203 Sirocco Drive, in the community of Signal Hill. I love this community for a lot of reasons. Number one, it's one of the most desirable in the city on the west side, but it also provides so many options for homebuyers. We've got everything in this community, starting at condominiums through townhouses, villas, several seniors' homes, move up front drives, and ultra high end luxury on the ridge overlooking the mountains as well as the south end of the city. This home is in one of the absolute best areas of Signal Hill. Walking distance to the Sunterra West Market, it's a great size, with almost 4000 developed square feet (2600+ above grade), it has 7 total bedrooms! Upstairs, there are 4 bedrooms, featuring a massive primary that overlooks your south-facing walkout backyard. It includes a sitting area, a large sleeping area, a huge walk-in closet, and a 5-piece ensuite. The other 4 bedrooms are extremely generous in size, and there is hard-surface flooring throughout the entire upper floor as well, and a 4 piece bath. The main floor is more of a traditional plan. We've got a living and dining room up front, and then in the back of the house, we've got a kitchen, nook, and a super cozy family room with tons of built-ins and a lovely fireplace. Now, there is an office/bedroom on the main floor. It does count as a bedroom because it has a closet and an egress window, but it can easily be used as an office, too. Downstairs, the walkout level has a large rec room, 2 other bedrooms, a wet bar, and another 4-piece bath. It opens up to your south-facing yard, which has a ground-level patio and an upper deck off the main floor. Some of the recent upgrades include exterior paint, hot water tanks, all windows replaced, and all the poly B piping has been replaced. This is an awesome opportunity to get into Signal Hill, where the inventory is historically tight. For more details including

our 360 virtual tour, property features and narrated walk through video, click the links below.