

**191 Sienna Park Terrace SW**  
**Calgary, Alberta**

**MLS # A2315601**



**\$949,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,155 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Veneer	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this beautifully maintained and fully finished family home tucked away on a quiet street in the highly sought-after community of Signal Hill. Offering over 3 levels of thoughtfully designed living space, this home combines comfort, functionality, and timeless character in one of Calgary's most desirable west-side neighbourhoods. Just minutes from parks, playgrounds, schools, shopping, and public transit, the location is as convenient as it is peaceful. From the moment you step inside, you are greeted by soaring open-to-below ceilings, a bright skylight, and an abundance of natural light that fills the home. The main floor features hardwood flooring throughout, a spacious living area, and a warm family room complete with a gas fireplace and built-in shelving overlooking the beautifully landscaped backyard. The gourmet kitchen offers stainless steel appliances, a newer electric stove, a large island, and ample cabinetry for all your storage needs. A dedicated main floor den provides the perfect space for a home office, study area, or flex room. Upstairs, you'll find 3 generously sized bedrooms, including a spacious primary retreat featuring a luxurious 5-piece ensuite with double sinks, a soaking tub, stand-up shower with Turkish-style tile accents, and a large walk-in closet. Mountain views can be enjoyed from the front bedrooms and upper open-to-below area, adding to the home's charm and appeal. The fully developed basement expands your living space even further with luxurious laminate flooring, a large recreation room, an additional bedroom, a full bathroom, storage space, and extra linen storage — ideal for growing families, guests, or entertaining. Significant updates provide peace of mind, including a newer furnace and hot water tank, as well as a professionally installed radon mitigation system. Additional features include

Central A/C, irrigation system, newer deck and low-maintenance fencing. The private backyard creates the perfect setting to enjoy summer BBQs, family gatherings, or simply relax outdoors. This is the complete package &mdash; an exceptional family home in a prime location with major upgrades already completed. Pride of ownership is evident throughout.