

400 Sienna Park Drive SW
Calgary, Alberta

MLS # A2328620



\$898,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,095 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Other		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s), Wet Bar		

Inclusions: Treadmill in basement

OPEN HOUSE - Saturday, September 5 (1-3pm) A FRESH & BEAUTIFUL RENOVATION!! Refinished hardwoods, NEW CARPETS and freshly painted throughout; just for you! This two storey, freshly updated, offers 2948 sq ft of living space over three levels and is ideally situated across from Battalion Park School; an exceptional location for your young family. On the main you will love the beautifully refinished hardwoods which run throughout, the ' ceiling in the living room, an open Great Room plan in back and a kitchen for entertaining, under a skylight offering soft natural light & WONDERFUL! You will enjoy the custom millwork accents as well as a warm colour palette with complimentary offset colours through the kitchen and family room & INVITING. Upstairs, the Primary Retreat enjoys the hardwoods as well and a newly finished full en suite with soaker tub and separate seamless glass shower. The two additional beds up are well-sized and share a 4pc bath, also with granite counters. The lower level offers a large rec room and fantastic wet bar, as well as a 4th bed and full bath for your guests. This home exudes charm, and has been tastefully decorated throughout.