

98 Sierra Nevada Green SW Calgary, Alberta

MLS # A2331467



\$844,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,263 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscap		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Pantry, Recessed Lighting, Skylight(s), Track Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Window coverings and rods, TV and mount in Primary bedroom. Hot Tub (works well but lights need repairing, chemicals and manuals included) Steel workbench in Garage, White cupboards in Garage, two wooden utility shelves in garage.

PRICED \$20,000 BELOW CITY ASSESSED VALUE! Unbeatable mathematical value meets a premium, asset-rich layout in this fully developed 3,400+ sq ft walkout home, offering an unmatched dollar-per-square-foot opportunity. Perfectly positioned on a massive 6,329 sq. ft. SW-FACING PIE-SHAPED LOT with R-CG ZONING, this property boasts a FRESHLY UPDATED BRIGHT WALKOUT BASEMENT WITH A COMPLETELY SEPARATE EXTERIOR ENTRANCE. Spanning 1,200 sq ft of newly finished lower living space (May 2026), this turnkey footprint features fresh modern paint, new premium luxury vinyl plank flooring, an updated 3-piece bath, a massive rec room with a pre-existing wet bar/sink rough-in, a large 4th bedroom with an egress window, and a flexible gym/hobby room—offering immense, compliant versatility for immediate extended family independent living or custom personalization. Commuters and outdoor enthusiasts will love the unparalleled lifestyle convenience: hop onto Stoney Trail in a flash with almost no community traffic, providing a seamless, rapid escape straight to the Rocky Mountains, Westhills Towne Centre, or anywhere else in Calgary. The grand main level welcomes you with a vaulted foyer, a bright skylight, rich hardwood flooring, a formal dining room, a main-floor office den, and a spacious family room anchored by a gas-assisted wood-burning fireplace. The upgraded kitchen, features granite and river rock countertops, premium stainless steel appliances (including a gas range), updated cabinetry (2025), a central island, and a sunny breakfast nook that opens to an expansive upper deck with stunning MOUNTAIN VIEWS. Upstairs features new upper flooring (2025), two spacious secondary bedrooms, an updated 4-piece bath, and a grand primary retreat highlighting beautiful mountain

views and a spa-inspired ensuite completely renovated in 2025. The beautifully landscaped backyard is private and heavily treed, featuring a high rear berm that acts as an excellent year-round privacy block and structural sound buffer, a paved brick patio, and a premium 6-person Coyote Tucson hot tub. Numerous high-ticket updates provide ultimate peace of mind: New washer/dryer and garage door (2026), fridge (2021), furnace and central A/C (2020), select windows (2019/2020), humidifier (2017), central vac (2016), and a roof (2012). Located in high-demand Signal Hill, enjoy immediate proximity to top schools, the West LRT, and Westside Rec. Secure instant equity, extensive modern updates, and massive square footage at an absolute fraction of the cost!