

51 Sienna Park Crescent SW Calgary, Alberta

MLS # A2336645



\$945,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,433 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
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, Double Vanity, Granite Counters, No Smoking Home		

Inclusions: None

LOCATION ALERT!!! There is so much to offer here…. A quiet, lightly travelled crescent in Signal Hill, a short walk/run to the Westside Rec Centre or the West LRT; Battalion Park School and Ernest Manning HS; Westhills Shopping, Aspen Landing or Sunterra at West Market and now direct and easy access to SW Stoney Trail… **FANTASTIC!** This two storey offers 2433 sq ft above grade, a wonderful family home and presents exceptionally well. On the main you will love the Great Room in back, a wall of windows to harness the sun – **WARM & BRIGHT.** An open plan in back, a kitchen with granite counters, s/s appliances, including a gas stove, a center island/breakfast bar and a wonderful breakfast nook. All of this with direct access to your large rear deck, a space to lounge on a summer’s eve, and your private rear yard. The main level also enjoys a proper Dining Room and Living Room upfront and a Den/Home Office…All of this bathed in the warmth of the sun through the day. Upstairs you will **LOVE** the Primary Retreat featuring a double sided fireplace, an intimate lounge area and a full 5pc bath with double vanity. The two additional bedrooms are well-sized and share a 4pc bath. This is an ideal family home, exceptionally well maintained and presented, on Calgary’s wonderful Westside…. schools, shopping, recreation and ease of access west to the mountains or east to the city.