

137 Sierra Vista Terrace SW
Calgary, Alberta

MLS # A2342865



\$839,900

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,898 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Vacuum system and attachments, gas pot belly stove, gas fireplace (upstairs), Hood fan (as is)

Location, location! This spectacular walk-out two-storey home is ideally located close to all the amenities of Signal Hill Centre, including Superstore, the theatre, Winners, RONA and a great selection of restaurants. Enjoy easy access to parks, schools and walking paths, as well as quick access to Stoney Trail with a direct route west to the mountains. Boasting approximately 2,500 sq. ft. of developed living area, this beautifully designed home offers an impressive open-to-below foyer and vaulted ceilings that create a wonderful sense of space from the moment you walk in. The spacious foyer features beautiful hardwood floors(2007)and an open staircase. The living room and dining room flow together. The kitchen and great room offer a fantastic open-concept. The kitchen features quartz countertops, an island providing additional counter space, a corner pantry, an abundance of cabinetry and stainless steel appliances. The sink is positioned beneath a window overlooking the exceptionally private backyard, where lush mature trees and green space create a peaceful setting. The spacious kitchen eating area has a door leading to the large deck and fully fenced backyard, which enjoys a desirable southeast exposure. The great room is bright and inviting, with plenty of space for your sitting area and a beautiful gas fireplace. A convenient half bath and main-floor laundry area with Bosch washer and dryer complete the main level. The back entry provides easy access to the fully insulated and drywalled double attached garage. Upstairs, the impressive master bedroom features a generous walk-in closet complete with California Closets, large windows overlooking the green space and a four-piece ensuite. The ensuite includes a relaxing soaker tub and separate stand-alone shower renovated in 2016. Two additional spacious bedrooms, both with their own walk-in closets, and another

four-piece bathroom complete the upstairs. The fully developed walk-out basement offers even more living space, featuring a large recreation room with another gas fireplace, a versatile flex room ideal for a home office or exercise room, an additional bedroom and a four-piece bathroom. There is also plenty of storage throughout the basement. Carpet and ceramic tile complete the lower level. Recent updates and maintenance include a newer air conditioning system (2019), shingles (2010), some newer windows (2018) , while the furnace has recently been cleaned and serviced(2026).This exceptional home offers an outstanding combination of space, design, privacy and location. This is truly a home that must be seen!