

147 Sienna Park Green SW Calgary, Alberta

MLS # A2209607



\$460,000

Division:	Signal Hill		
Type:	Residential/Triplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,206 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Low Maintenance Landscape, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Pine Shake	Condo Fee:	\$ 706
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s)		

Inclusions: None

!! Sunny West living space and decks.....Unsurpassable location and maintenance-free living await in this WALKOUT VILLA END UNIT 3 bedroom, 3 full bathroom bungalow. Ideally located in the premier adult living (55+)complex of Sienna Park Green Village complete with a clubhouse for social activities and private functions! Pull right into your double attached garage and safely park your vehicles out of the elements while guests can use the driveway or one of the many visitor stalls within the complex. This open and airy floor plan immediately impresses with hardwood floors, grand vaulted ceilings and abundant natural light on. Put your feet up and unwind in the inviting living room with soaring ceilings and extra windows streaming in sunshine. Designer lighting adds to the elegance of the dining room with clear sightlines throughout, perfect for entertaining. Promoting culinary adventures is the white and neutral kitchen with extra space for a breakfast bar or tech desk. A gas line on the upper deck encourages casual summer barbeques with family and friends. The primary bedroom is a calming escape with its own private 4-piece ensuite. A second bedroom, another full bathroom and handy laundry add to the convenience of the main floor. The tastefully finished walkout basement lets you sit back and relax in front of the fireplace in the family room or connect over a fun game night. This gigantic open space can easily be divided by furniture to accommodate areas for work, play, hobbies and more. A 3rd bedroom and another full bathroom create ample space for guests. Walk out to the covered lower deck and enjoy the opulence of having 2 great outdoor spaces. Located in fantastic Signal Hill with endless amenities, shops, services and restaurants at Westhills and Signal Hill Shopping Centres, mere moments to parks, walking paths, schools and transit plus, less than 15

minutes to downtown!