

\$780,087 - 247 Sierra Nevada Close Sw, Calgary

MLS® #A2116738

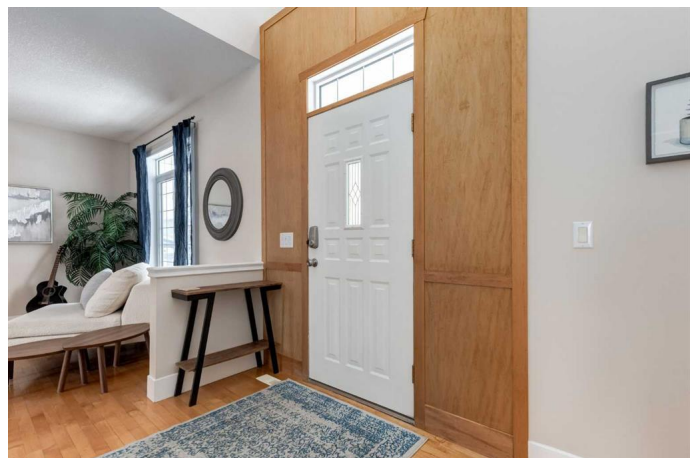
\$780,087

5 Bedroom, 4.00 Bathroom, 2,058 sqft

Residential on 0.11 Acres

Signal Hill, Calgary, Alberta

Opportunity Knocks! This family-friendly home with over 2600 SF of developed space, in the great community of Signal Hill, offers FOUR bedrooms up PLUS a fifth down, a total of 3 ½ baths, SOUTH backyard, double detached garage, all in a location any family would dream of! A charming, wide front veranda welcomes you in. Inside you'll find maple hardwood floors, soaring vaulted ceilings in the front entry, an open concept living space offering a perfect flow for both everyday living and entertaining. With a formal dining room for large family gatherings, versatile front flex room, cozy 3 sided gas fireplace, expansive kitchen and family room that spans the entire back of the main floor and is awash in natural light from oversized windows, overlooking the spacious cedar deck. The "heart of the home" kitchen features stainless steel appliances, corner pantry with ample storage, centre island with breakfast bar, refinished maple wood counters & new vinyl flooring. French door leads to the expansive cedar deck, PLUS don't forget the mudroom & 2 pc bath. Upstairs you will find FOUR bedrooms, 4 pc main bath with new vanity, primary bedroom with vaulted ceiling, walk-in closet & oversized 4 pc ensuite with extra-large tub/shower. The lower level was professionally finished in 2020 and offers a spacious FIFTH bedroom, 4 pc bath, large rec room, storage room and spacious laundry/mechanical/storage area. Superbly located close to everything you need from



amazing schools, shops & services at Westhills & Signal Hill, area parks & pathways, major traffic arteries (Stony, Glenmore & Sarcee Trails), providing quick access to your mountain getaway or a quick drive to Downtown. Call to view TODAY!

Built in 1996

Essential Information

MLS® #	A2116738
Price	\$780,087
Sold Price	\$810,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,058
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	247 Sierra Nevada Close Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3H6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Insulated

Interior

Interior Features	Breakfast Bar, Kitchen Island, Soaking Tub, Storage, Track Lighting,
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	Wood Counters
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, Raised Hearth, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	March 26th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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