

\$734,900 - 227 Sierra Nevada Close Sw, Calgary

MLS® #A2122491

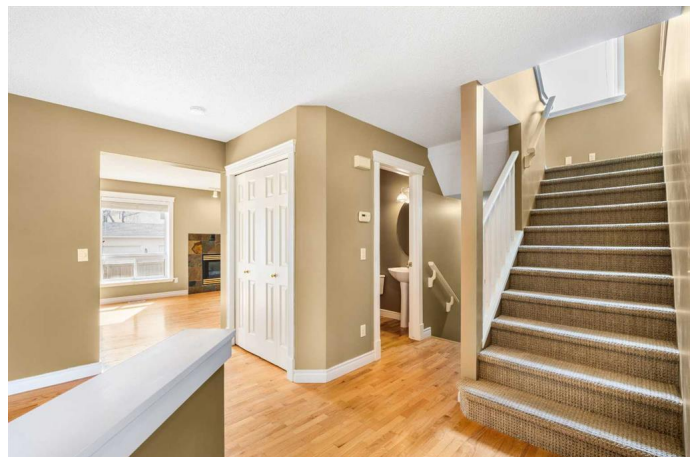
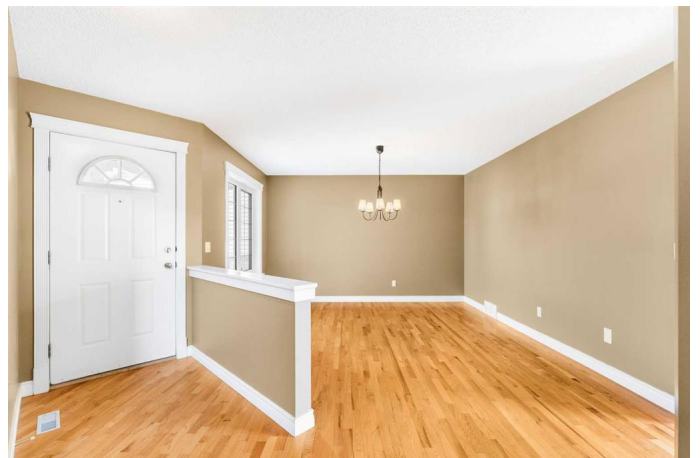
\$734,900

4 Bedroom, 3.00 Bathroom, 1,922 sqft

Residential on 0.10 Acres

Signal Hill, Calgary, Alberta

****Open House Saturday April 13 from 12:00 pm to 4:00 pm**** This well kept home with 2,766 sq. ft. of developed space is sure to impress with a sunny south-facing backyard, a spacious layout and a great location within walking distance to several parks and infinite amenities at Signal Hill Shopping Centre. A front porch greets guests and entices peaceful morning coffees. Inside is a calming sanctuary for any busy family with hardwood floors and an abundance of natural light. The front dining room easily hosts large or more intimate dining parties and family meals. Towards the back of the home is the open and airy great room with unobstructed sightlines that enable easy interactions. Relax in front of the living room fireplace flanked by windows that showcase backyard views. Adjacently, the kitchen inspires culinary creativity featuring stainless steel appliances, loads of crisp white cabinets, a pantry for extra storage and room for a table or future island. Patio doors lead to the south yard promoting a seamless indoor/outdoor lifestyle. This level is completed by a powder room and laundry room off the mud room. Soaring vaulted ceilings in the upper level bonus room add to the allure of this wonderful space to convene and enjoy some downtime. The primary suite is equipped with a large closet and its own private 4-piece bathroom, no need to share! 2 additional bedrooms and another full bathroom are also on this level. Spend quality time in the finished basement and connect over a good movie or game night



in the rec room. A huge den provides a ton of versatile space for a playroom, gym, hobby space, home office or easily use as a 4th bedroom. Lush landscaping adorns the tranquil south-facing yard with both a large deck and a lower patio nestled behind mature trees. Enjoy barbeques and time spent relaxing while the kids and pets play in the grassy, fully fenced yard. 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!

Built in 1995

Essential Information

MLS® #	A2122491
Price	\$734,900
Sold Price	\$790,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,922
Acres	0.10
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	227 Sierra Nevada Close Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3H6

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Pantry, Soaking Tub, Storage
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	April 17th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.