

\$998,888 - 2199 Sirocco Drive Sw, Calgary

MLS® #A2150000

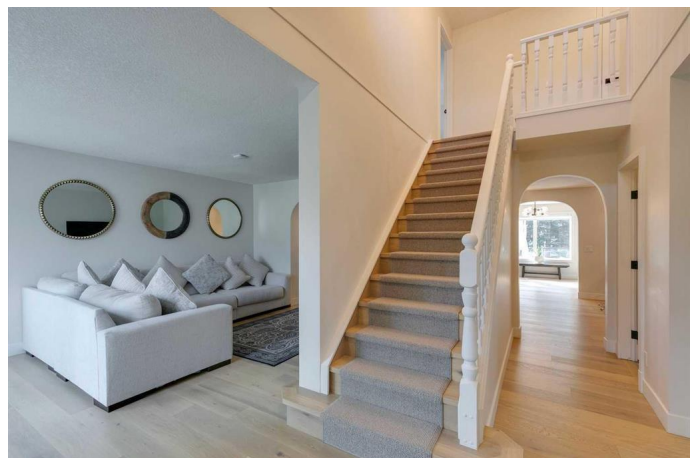
\$998,888

4 Bedroom, 4.00 Bathroom, 2,271 sqft
Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

STUNNING TOP-BOTTOM RENOVATED 2 STOREY with WALK OUT! This FANTASTIC FAMILY HOME offers Loads of Beautiful Living Spaces AND the highly desirable SOUTH BACK YARD. Light Filled Main Floor with Wide Plank White Oak Engineered Hardwood. Spacious Formal Living Room smoothly transitions into the Formal Dining Room. "WOW" Kitchen with white Quartz Countertops, S/S Appliances + ceiling height Cabinetry. Window above sink allows you to view kids playing in the yard. Light Filled Informal Eating area open to Sitting/ Study space. Access the fabulous Large Deck with its Glass Railing. Perfect for dining, relaxing, watching the kids play & entertaining.

Adjacent Family Room with Wet Bar & WOOD BURNING FIREPLACE with gas assist offers a wonderful space to hang out. Powder Room + very recently updated MUDROOM/Laundry with loads of storage, complete this level. Upstairs comprises 3 generous sized Bedrooms. Superb Master Suite with VAULTED Ceiling, Walk -In Closet & ultra practical adjoining Nursery, Office or Dressing Room! The Luxurious En-Suite features Dual Sinks, SEPARATE Toilet Room, Shower, Free Standing Tub + In Floor Heat. Loads more Living space in the BRIGHT, Fully Developed LOWER LEVEL WALK OUT sporting a Large Rec Room, Bedroom, Full Bath + Office. EXTENSIVE RENOVATIONS include all Windows, Bathrooms, Kitchen, Flooring, Carpets, recessed Lighting +



Fixtures, Electrical, removal of all Poly B, concrete Driveway, Painting & Window Coverings. Current owners further elevated this gorgeous home with customized cabinetry & storage in the Mud Room, Laundry & Nursery, added Central A/C & Vacuum System, Landscaped plus installed the stairway & hall Carpet Runner. EXCELLENT LOCATION. WALK to Shopping + the West LRT! Close to GREAT SCHOOLS, Ernest Manning, Battalion Park, Rundle. Minutes to downtown. Nearby amenities of West Side Rec Center, West Hills, Aspen Landing. Quick access to downtown + Stoney Trail . DON'T Miss this one!

Built in 1989

Essential Information

MLS® #	A2150000
Price	\$998,888
Sold Price	\$992,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,271
Acres	0.13
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2199 Sirocco Drive Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H 2T9

Amenities

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features Closet Organizers, Quartz Counters, Recessed Lighting, Storage, Wet Bar

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating In Floor, Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Wood Burning

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Fire Pit, Playground, Private Yard

Lot Description Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, Private

Roof Clay Tile

Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed July 19th, 2024

Date Sold July 30th, 2024

Days on Market 11

Zoning R-C1

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Realty Professionals

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