

\$719,900 - 267 Sierra Nevada Close Sw, Calgary

MLS® #A2152705

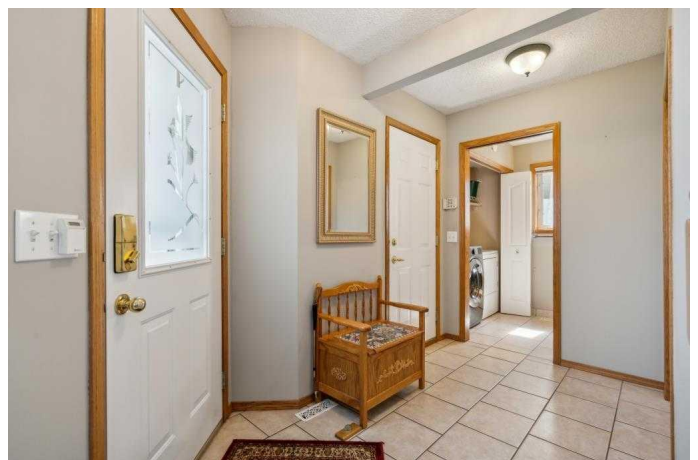
\$719,900

4 Bedroom, 3.00 Bathroom, 1,839 sqft

Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

Wow! Wow! This exceptional family 2 storey is situated in a prime location in Signal Hill on a quiet street close to parks, paths and all amenities and must be seen to be appreciated. Super clean and extremely well maintained this wonderful home offers a bright open plan with soaring 17 foot ceilings in the front and oodles of windows along the back. The main floor features a wonderful oak kitchen with center island (moveable), corner pantry, white appliances, a bright sunny nook overlooking a spectacularly private rear yard adorned with towering aspens, large deck, poured concrete sidewalks and an extremely rare partial lane access that provides direct gated RV Parking in the rear of the property on a large, poured RV pad! The rest of the main floor features a large family room with 3 sided fireplace, extensive use of new vinyl plank flooring, a large sunny front formal living room, a main floor den/flex or dining room, main floor laundry, 2 pc powder room and wide open front entrance. Upstairs you will find a huge primary bedroom with 4 pc ensuite and walk-in closet plus two other bedrooms and another full bath. Other upgrades in this phenomenal home include central air conditioning, a good sized double attached garage that is also heated, extensive use of oak railing, a beautifully private front and rear yard with an abundance of large trees and shrubs, large fenced in dog run, vaccum system and attachments, wi-fi operated garage door opener, wired sound, 2 hot water tanks (2023),



alarm system + 2 ring doorbells, and a partly finished basement with additional bedroom (non-egress window) or craft room. The large main floor template makes affords a much larger basement template which represents an outstanding opportunity to develop as you wish. This home is clean, clean, clean and shows outstanding pride of ownership and must be seen to be appreciated. Don't miss viewing today.

Built in 1994

Essential Information

MLS® #	A2152705
Price	\$719,900
Sold Price	\$728,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,839
Acres	0.12
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	267 Sierra Nevada Close Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3H4

Amenities

Parking Spaces	5
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Parking	Additional Parking, Double Garage Attached, Heated Garage, Off Street, Parking Pad, RV Access/Parking, RV Gated
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Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Lawn, Interior Lot, Landscaped, Many Trees, Street Lighting, Private, See Remarks
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	August 2nd, 2024
Days on Market	8
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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