

# \$1,070,000 - 76 Sierra Vista Close Sw, Calgary

MLS® #A2163443

**\$1,070,000**

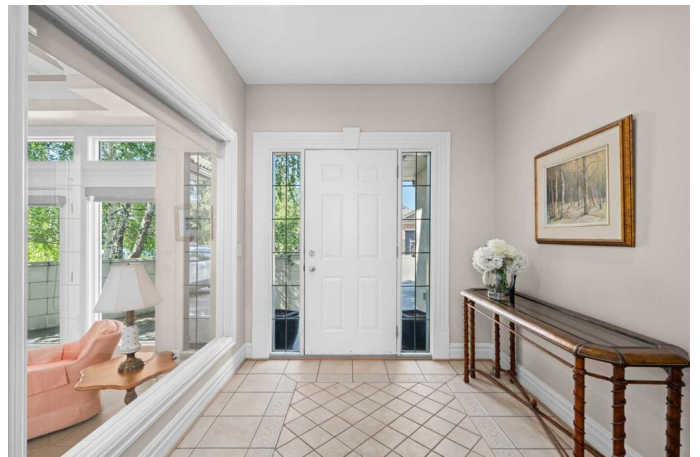
3 Bedroom, 3.00 Bathroom, 1,790 sqft

Residential on 0.23 Acres

Signal Hill, Calgary, Alberta

**\*SUNDAY OCT 6 OPEN HOUSE**

**CANCELLED\*** Welcome to a truly ONE OF A KIND custom built 1790sqft â€˜raised' bungalow showcasing unparalleled elegance, design and architectural refinement. Located in â€œThe Summitâ€•, on one of the most desirable streets of Signal Hill, this meticulously maintained custom built Fancy Shack home, on a large SW facing 920sq.mt lot, offers timeless charm as well as optimal functionality, location and mountain views. Just minutes walk to the Westhills shopping and entertainment complex, Battalion Park elementary school, parks, playgrounds and outdoor rinks, and quick access to the new ring road, this true Estate home must be seen to be truly appreciated. Stepping inside you will immediately notice the attention to detail, the thoughtfully considered use of space for family enjoyment and the evident pride of ownership. The large foyer with custom tile detail leads upstairs where beautiful hardwood floors, high ceilings and expansive windows illuminate the open concept living space. The spacious living room features a cozy gas fireplace and wall of windows, seamlessly flowing into the breakfast area and formal dining room adorned with artisan sculpted ceiling details and a built-in sideboard, complemented by access to the generously sized back deck. The kitchen boasts top of the line stainless steel appliances (gas cooktop new October 2024), raised breakfast bar for morning coffee, a gas range on the central



island, ample cabinetry and granite countertops. The primary bedroom is a serene retreat with large windows and a two-way gas fireplace into the spacious ensuite featuring a corner tub, separate shower, dual vanities and walk in closet. A second bedroom, complete with Murphy bed and built in desk, offers French door access to the back deck with a four-piece bathroom nearby for enhanced convenience. Descend to the lower level, where in-slab heating ensures year round comfort. The family room with a third gas fireplace, custom built ins, stone tile flooring and wet bar is an inviting space for gatherings and relaxation. The adjacent flex room with access to the private front patio is the perfect space for a gym, office or playroom and a 3 pc bathroom, third bedroom and access to the oversized heated garage complete this level. This floor plan is PERFECT for empty nesters who appreciate luxury design elements and attention to detail - including air conditioning and exterior irrigation system. This home is the true definition of refinement and offers a rare opportunity to experience elevated living in one of Calgary's most sought-after neighbourhoods. New furnace - October 2024.

Built in 1997

**Essential Information**

MLS® #	A2163443
Price	\$1,070,000
Sold Price	\$1,025,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,790
Acres	0.23
Year Built	1997

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	76 Sierra Vista Close Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3B7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Wood Windows
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	None
Lot Description	Back Yard, Few Trees, Underground Sprinklers, Open Lot, Rectangular Lot, Sloped Down
Roof	Clay Tile
Construction	Stone, Stucco, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      September 8th, 2024  
Date Sold                        October 18th, 2024  
Days on Market                40  
Zoning                            R-C1  
HOA Fees                        0.00

**Listing Details**

Listing Office                    MaxWell Capital Realty

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