

\$1,189,999 - 2281 Sirocco Drive Sw, Calgary

MLS® #A2169397

\$1,189,999

4 Bedroom, 3.00 Bathroom, 1,527 sqft

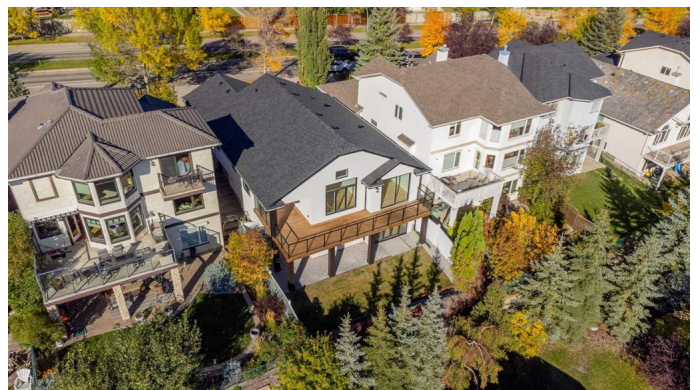
Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

**** This MILLION DOLLAR VIEW could be yours!**** Exclusive Luxury Farm-Style walkout Bungalow with mountain view in Signal Hill. Seize the opportunity to own this fully renovated farm-style bungalow, a true gem with a developed walkout basement and breathtaking mountain views. This exquisite home features 4 spacious bedrooms and 3 full bathrooms, adorned with modern light fixtures, vaulted ceilings, and expansive new windows that flood the space with natural light.

Step onto the magnificent wall-to-wall deck, designed for effortless entertaining and tranquil relaxation amid stunning scenery. The gourmet kitchen is a chef's dream, featuring top-of-the-line KitchenAid appliances, a pull-out pantry, a custom hood fan canopy, and soft-close cabinets and drawers. Throughout the home, indulge in luxurious quartz countertops, modern tiles, and elegant hardwood flooring—even in the basement.

This stunning bungalow boasts beautifully landscaped grounds, adding to its allure and functionality. Additional exclusive features include an EV charger rough-in in the attached garage, solar panels rough-in, garage heater rough-in, a new hot water tank, a new furnace, and electric fireplaces that ensure both comfort and peace of mind. With air conditioning to keep you cool during Calgary summers, and a south-facing backyard and master bedroom that invite sunlight and panoramic views, this



home is truly exceptional.

As you drive up the driveway, youâ€™re greeted by the striking downtown Calgary skyline to the Eastâ€”a daily reminder of the vibrant city you call home. This exclusive luxury bungalow wonâ€™t last long on the market. Act quicklyâ€”contact your favorite realtor today for a personal showing before it's gone!

Built in 1996

Essential Information

MLS® #	A2169397
Price	\$1,189,999
Sold Price	\$1,170,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,527
Acres	0.12
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2281 Sirocco Drive Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H3M3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Off Street, 220 Volt Wiring

Interior

Interior Features	Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Chandelier
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Wine Refrigerator, Convection Oven, Gas Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Dog Run, Garden
Lot Description	Landscaped, Views, Treed
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Stucco, Wood Frame, Asphalt
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2024
Date Sold	November 4th, 2024
Days on Market	33
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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