

# \$869,900 - 31 Sierra Nevada Close Sw, Calgary

MLS® #A2171216

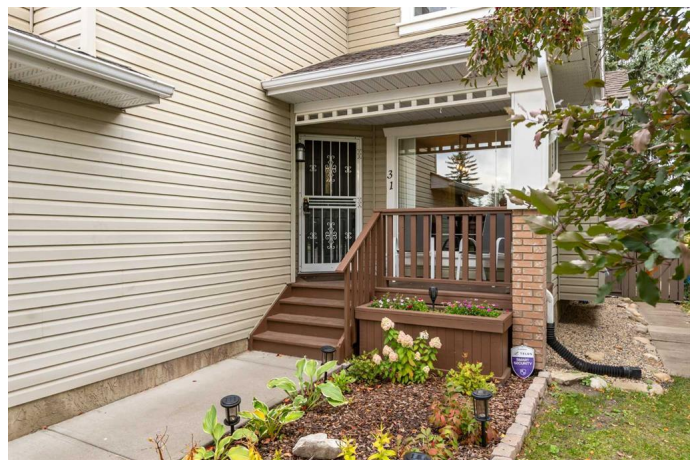
**\$869,900**

3 Bedroom, 4.00 Bathroom, 1,901 sqft  
Residential on 0.10 Acres

Signal Hill, Calgary, Alberta

This 1900 sq. foot, 3-bedroom family home is immaculately kept and has been extensively renovated with modern, up-to-date finishes. The kitchen is a showstopper with custom cabinets and pantry door, high-end appliances, quartz counters, pull-outs in every lower cupboard, large island with eating bar, and a built-in breakfast nook. On the main floor you will also find a spacious foyer, flex space currently being used as a dining room, 2-piece bathroom/laundry room combination, and a bright family room that has entrance into the remarkable back yard. The back deck has been extended and looks onto the mature and private yard. This beautiful home backs onto a green space, with no neighbours visible from the rear windows. The second level has hardwood throughout and is home to a cozy bonus room, second bedroom large enough for a king size bed, and large primary with 5-piece ensuite and spacious walk-in closet. In the basement you will find another bedroom, 4-piece washroom, rec room and ample storage. With a brand new furnace, central air conditioning, new hot water tank in 2021, new roof in 2012. This home is perfectly located Signal Hill, in walking distance to Westhills shopping, schools, parks, walking paths, recreation centres and the LRT. Please click the multimedia tab for an interactive virtual 3D tour and floor plans.

Built in 1996



## Essential Information

MLS® #	A2171216
Price	\$869,900
Sold Price	\$868,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,901
Acres	0.10
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

## Community Information

Address	31 Sierra Nevada Close Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3H5

## Amenities

Parking Spaces	4
Parking	Double Garage Attached

## Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Range, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours Behind, Landscaped, Level, Private, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 7th, 2024
Date Sold	October 17th, 2024
Days on Market	10
Zoning	R-CG
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX Southern Realty
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