

# \$1,189,000 - 206 Sienna Park Terrace Sw, Calgary

MLS® #A2176726

**\$1,189,000**

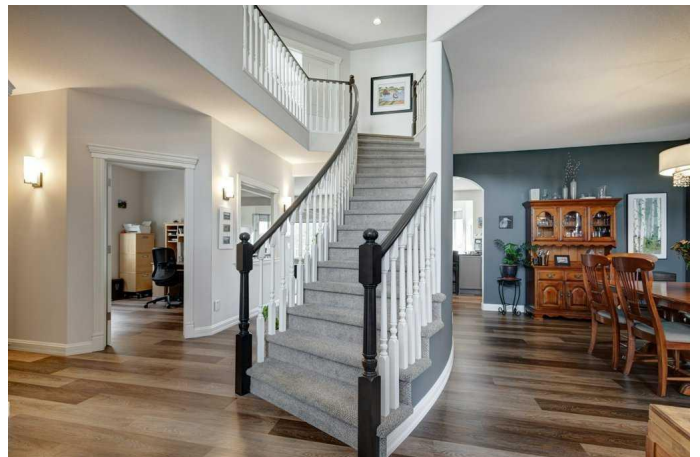
4 Bedroom, 3.00 Bathroom, 2,422 sqft

Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

Wow! Wow! Wow! Properties of this quality and location are very rarely tendered to the market. Backing to a serene park with panoramic views of the Rocky mountains from all 3 levels this spectacular Signal Hill gem is a must see for the discriminating buyer.

Boasting over 3400 sq ft of total development this amazing family home features a gorgeous chef's kitchen with large central island with breakfast bar, large corner pantry, granite counter tops, stainless steel appliances that include a gas counter top stove, built in wall oven and convection microwave, and a bright sunny breakfast nook that opens to a spacious south west covered and partially screened cedar view deck. The main floor also features a large family room with elegant central fireplace accented with robust room-width mantle and shiplap feature wall, a large formal dining room, main floor den, large walk-in closet at front entrance for guests, elegant guest powder room and spacious main floor laundry with sink. The upper level features 3 large bedrooms including an incredible primary bedroom with stunning views of the Rocky mountains and which boasts not only ample room for furnishings, but a serene private sitting area overlooking the park and mountains, his and hers walk-in closets, and an exquisitely updated 6 pc ensuite that includes jetted tub, dual sinks, granite counter-top vanity, and large stand up steam shower. Both secondary bedrooms provide ample room for kids and are serviced by



another beautifully updated 3-pc bath. The fully finished lower walkout features a large recreation/home theatre area (TV and mount included), large guest bedroom with an adjacent 3-pc ensuite bath, a designated home gym, large storage area and separate utility room with water softener plus 2 furnaces and 2 hot water tanks. Other upgrades in this magnificent home include new wide-plank LVP flooring on all three levels, elegantly spindled curved staircase that has been newly carpeted, rounded corners, 9 foot ceilings, new paint, oversized insulated double attached garage with tons of storage and gas line for heater, exterior gemstone lighting, fully fenced yard with dog run, central air conditioning, covered lower patio, stone tile accented exterior and private gated access to the park. This one of a kind property boasts a commanding street presence, is situated on a quiet street with a perfectly oriented south west rear yard, is close to parks, paths, schools and all amenities in Signal Hill, and is situated in a location that is virtually impossible to duplicate. This rare find is an absolute must see and is sure not to last. Please note that a designated time for review of offers has been set, so talk to your favorite agent about setting up a private viewing today. This stunning Signal Hill home won't last.

Built in 2000

### **Essential Information**

MLS® #	A2176726
Price	\$1,189,000
Sold Price	\$1,167,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,422

Acres	0.12
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	206 Sienna Park Terrace Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4M9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated, Oversized, See Remarks, Secured

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s), Bookcases, Central Vacuum, French Door, Granite Counters, Jetted Tub, See Remarks
Appliances	Dishwasher, Microwave, Refrigerator, Central Air Conditioner, Built-In Oven, Freezer, Garage Control(s), Gas Dryer, Gas Cooktop, Washer, Water Softener
Heating	Natural Gas, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Behind, Private

Roof	Shake, Wood
Construction	Other, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	November 1st, 2024
Date Sold	November 11th, 2024
Days on Market	10
Zoning	R-CG
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX First
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