



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**226 SIENNA PARK Gardens, Calgary T3H 3L3**

MLS® #: **A2145018**      Area: **Signal Hill**      Listing Date: **06/27/24**      List Price: **\$999,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1997**  
Lot Information  
 Lot Sz Ar: **6,522 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,058**  
 Low Sqft:  
 Ttl Sqft: **2,058**

DOM  
**8**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Lawn,Irregular Lot,Landscaped,Many Trees,Private**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stucco,Wood Frame**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Garden,Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Oven,Electric Range,Garage Control(s),Gas Oven,Gas Range,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Bidet,Bookcases,Central Vacuum**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	14`11" x 13`8"	Bedroom	Upper	8`7" x 10`11"
Bedroom	Upper	8`11" x 14`6"	Dining Room	Main	12`9" x 8`7"
Family Room	Main	16`8" x 12`11"	Kitchen	Main	12`11" x 10`9"
Living Room	Main	12`9" x 10`0"	Den	Main	11`8" x 8`7"
Bonus Room	Lower	17`1" x 13`3"	Bedroom	Lower	11`8" x 10`11"
Bedroom	Lower	10`11" x 9`6"	4pc Ensuite bath	Upper	0`0" x 0`0"
3pc Bathroom	Upper	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"

3pc Bathroom

Lower

0`0" x 0`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9511576

Zoning:

R-C1

Remarks

Pub Rmks:

**Don't miss out on this stunning, upgraded two-story home located in the highly sought-after Sienna Park neighborhood. This home boasts numerous upgrades, including hardwood floors throughout the main level. Formal dining and living rooms with vaulted ceilings, A modern kitchen with stainless steel appliances, a breakfast nook, and a cozy family room with a gas fireplace, A maintenance-free large deck accessible from the breakfast nook, A spacious office with double doors. The upper level includes: A large master bedroom with a 4-piece ensuite, including a jacuzzi tub and separate shower, Two additional bedrooms and a full bath. The walkout lower level is perfect for in-laws or guests, offering a small kitchen, breakfast nook, and living room. Two extra bedrooms and another full bath. A separate furnace for added convenience. The beautifully landscaped exterior features multiple levels with a patio area, providing ample space for outdoor enjoyment. proximity to schools and parks, and breathtaking mountain views. This home has it all - schedule a showing today!**

Inclusions:

none

Property Listed By:

First Place Realty

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

















