



THE
A-TEAM

**RE/MAX
FIRST**

204 SIENNA PARK Heath, Calgary T3H 5K7

MLS®#: **A2170851** Area: **Signal Hill** Listing **10/17/24** List Price: **\$1,099,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2003** Abv Sqft: **1,700**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,932 sqft** Ttl Sqft: **1,700**
 Lot Shape:

DOM

1
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Corner Lot,Cul-De-Sac,Fruit Trees/Shrub(s),Irregular Lot,Landscaped,Views**
 Park Feat: **Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Asphalt,Stone,Stucco,Wood Frame**
 Heating: **In Floor,Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Balcony,BBQ gas line,Fire Pit,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Humidifier,Range Hood,Refrigerator,Washer,Wine Refrigerator**
 Int Feat: **Bar,Bookcases,Built-in Features,High Ceilings,Kitchen Island,Pantry,Quartz Counters,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	7`7" x 5`9"	5pc Ensuite bath	Main	9`11" x 9`11"
Bedroom	Main	13`6" x 11`4"	Dining Room	Main	10`3" x 10`0"
Family Room	Main	14`11" x 20`1"	Foyer	Main	5`5" x 9`0"
Kitchen	Main	11`10" x 13`5"	Laundry	Main	6`7" x 13`0"
Living Room	Main	11`6" x 13`6"	Bedroom - Primary	Main	13`5" x 19`11"
Walk-In Closet	Main	9`11" x 5`0"	3pc Bathroom	Basement	8`9" x 6`11"
Other	Basement	10`4" x 18`11"	Bedroom	Basement	12`10" x 18`1"

Bedroom	Basement	13`5" x 16`1"	Game Room	Basement	15`8" x 19`11"
Other	Basement	24`11" x 17`4"	Walk-In Closet	Basement	9`7" x 5`10"
Legal/Tax/Financial					

Title: **Fee Simple** Zoning: **R-CG**

Legal Desc: **0310978**

Remarks

Pub Rmks: **Open House! Sunday, October 20th, 2024 from 1:00 PM to 4:30 PM. Welcome home to 204 Sienna Park Heath SW, a 4 Bedroom 3 Bathroom WALKOUT BUNGALOW in sought-after Signal Hill. Featuring a prime location on a quiet cul-de-sac this stunning custom-built home showcases a bright and open layout complete with vaulted ceiling in the family room and 9-foot ceilings throughout the main level. The gourmet kitchen offers premium stainless steel appliances, a NEW centre island with seating, NEW countertops & backsplash, a corner pantry, and custom cabinetry throughout. The kitchen and dining areas overlook the stunning family room framed by windows that stretch to the vaulted ceiling, and feature a cozy gas fireplace. Easy access to the spacious deck from both the living/dining area and primary bedroom. The expansive primary suite showcases a 5-piece ensuite bathroom complete with a soaker tub, dual sinks, a walk-in shower, and a walk-in closet with custom built-ins. The second bedroom is perfect for guests, home office, or recreation. A second 3-piece bathroom with a walk-in shower, laundry room with sink and cabinetry, and front living space complete the main level. Downstairs you will find the FULLY FINISHED WALKOUT BASEMENT featuring in-floor heating, large and open recreation space with custom built-ins, an incredible wet bar with counter seating and pantry, 2 large additional bedrooms, a 3-piece bathroom with luxurious steam shower, utility/storage space, and steps out to the beautiful and functional covered patio. Outdoors has endless options for everyday living & entertaining - spend time on your upper deck with mountain views and gas BBQ hookup, or head down to enjoy the covered patio, paved pathway to the firepit area, beautiful greenspace, and mature trees. Don't miss the DREAM GARAGE complete with 10-piece New Age cabinets, epoxy floor, overhead furnace, TV wall mount, and space for 2-vehicles or any other pursuits you may have! Additional features include a purified water system plumbed to both refrigerators and the kitchen tap, a water softener, and central air conditioning. With an unbeatable location close to schools, parks, pathways, Westhills amenities, Sunterra, Westside Recreation Centre, and easy access throughout the city on Stoney Tr/Sarcee Tr/17 Ave SW/Bow Tr/69 St SW. Do not miss out on this MUST-SEE property - Book your viewing today!**

Inclusions: **Built-in cabinets, Air conditioner, and Heater in the garage.**
Property Listed By: **RE/MAX First**

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











