



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**348 SIENNA PARK Drive, Calgary T3H 3L6**

MLS®#: **A2175458**      Area: **Signal Hill**      Listing Date: **10/28/24**      List Price: **\$879,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1995**  
Lot Information  
 Lot Sz Ar: **6,587 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,430**  
 Low Sqft:  
 Ttl Sqft: **2,430**

DOM

**23**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Many Trees**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Courtyard,Garden**

Construction: **Brick,Stucco**  
 Flooring: **Carpet,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Kitchen Island,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	
<b>Dining Room</b>	<b>Main</b>	<b>14`11" x 9`7"</b>
<b>Family Room</b>	<b>Main</b>	<b>15`10" x 13`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`11" x 13`6"</b>
<b>4pc Bathroom</b>	<b>Second</b>	
<b>Bedroom</b>	<b>Second</b>	<b>11`5" x 12`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>24`1" x 19`8"</b>

Room	Level	Dimensions
<b>Breakfast Nook</b>	<b>Main</b>	<b>9`6" x 7`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`10" x 13`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>17`5" x 12`6"</b>
<b>Office</b>	<b>Main</b>	<b>12`1" x 9`1"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	
<b>Bedroom</b>	<b>Second</b>	<b>13`0" x 14`6"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	

<b>Bedroom</b>	<b>Basement</b>	<b>12` 5" x 14` 11"</b>	<b>Game Room</b>	<b>Basement</b>	<b>32` 10" x 18` 10"</b>
			Legal/Tax/Financial		

Title: **Fee Simple**  
 Legal Desc: **9511576**

Zoning: **R-CG**

Remarks

Pub Rmks: **Proudly presenting a wonderful opportunity to live in the desirable S.W. neighbourhood of Signal Hill. Located within walking distance to the community's many amenities, this former Cedarglen show home provides nearly 3400 SF of total living area. The smart layout boasts spacious rooms including four bedrooms and four bathrooms, as well as character features including two fireplaces and quality solid oak finishes. The open-to-above foyer is welcoming and provides sightlines to the bright living / sitting and dining rooms. The open-concept kitchen and family room is an exceptional space to gather with friends and family. The expansive kitchen features an abundance of cabinets, stainless steel appliances, walk-in pantry, island with additional storage, and breakfast nook while the family room boasts custom solid oak built-in shelving flanking the inviting fireplace with ledgestone surround. Completing the main floor is a dedicated office, nicely tucked away powder room, and mudroom with laundry. A solid oak banister and rails lead to the second level and the 430 SF owner's suite with large windows overlooking the pretty landscaped backyard. The primary bedroom easily accommodates a king size bed and features a walk-in closet and sitting niche with a two-way fireplace to be enjoyed from both the bedroom and ensuite. A spacious vanity, soaker tub, separate shower and make-up station highlights the ensuite. Two exceptionally sized second bedrooms (one with a custom built-in desk) and third bathroom round off the upper floor. The lower level has beautiful engineered hardwood flooring and boasts 1000 SF of functional space perfect for a large or growing family. The oversized living area can be nicely zoned into a third family room or teenage hangout while the other half is ideally suited to be used as a games area or home gym. The fourth bedroom boasts a large walk-in closet with built-in shelving and the fourth bathroom features a large, tiled shower with bench. Additional shelving in the utility room allows for even more organization and storage in this family home. Not to be outdone by the interior space, the impressive curb appeal makes a lasting first impression. The front courtyard is a special highlight of this property offering a quiet place to sit and soak in the sun while the lovely, landscaped backyard is the perfect haven for unwinding after a long day at work, barbecuing with friends, or watching the kids play. Other notable features of this large family home include: 1) New roof (2023), 2) Radon mitigation system, 3) Air conditioning, and 4) Attached double garage. Close to Signal Hill's numerous amenities including schools, shopping, restaurants, transit, (and with quick access to Stoney Trail) - this property offers a tremendous opportunity to own a family home in a wonderful neighbourhood at an amazing price!**

Inclusions: **Doorbell camera, garage keypad, security system and equipment including 3 cameras (no contract), garage opener/remote, radon system, storage shelves (utility room), construction materials (paint, flooring etc), keys (all), garage shelves/hooks/bike rack**

Property Listed By: **Coldwell Banker Mountain Central**

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













