

**126 Sienna Heights Way SW  
Calgary, Alberta**

**MLS # A2176490**



**\$874,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,678 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Low Maintenance Landscape, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** Vacuum System with Attachments, Built in speakers with amp.

Immaculate and updated 1678 square foot bungalow with a fully developed walkout basement in the desirable community of Signal Hill. Nice sized entrance welcomes you into this home with high ceilings and an open floor plan. Good sized dining room has hardwood flooring. Nice open living room has a gas fireplace with built in cabinetry and high ceilings. Updated kitchen has a central island with eating bar, 2 tone cabinets, granite counters and a large eating area with a glass door that leads you to the deck and yard. A good sized master bedroom has a walk in closet and a 4 piece ensuite bath with a jetted tub, separate shower and heated tile flooring. There is a second bedroom with a door leading to the upgraded 4 piece main bathroom. A good sized laundry/mudroom leads you to the double garage. Downstairs is bright and open and has a large family/games room with a gas fireplace and built in cabinets. There is also a bedroom, 4 piece bathroom and a large storage room. There are many upgrades that include a newer furnace (2022), repaired shake roof, upgraded kitchen and appliances. A great place to call home and raise your family.