# \$998,000 - 118 Sienna Hills Drive Sw, Calgary

MLS® #A2266014

### \$998,000

4 Bedroom, 4.00 Bathroom, 2,048 sqft Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

Located in the exclusive area of Sienna Hills Estates and within the community of Signal Hill on Calgary's desirable â€~West Side', this incredible family home offers four bedrooms, four bathrooms, a double attached garage and a fully finished walk-out basement. Gigantic mature trees and landscaping create a welcoming curb appeal while providing maximum privacy from neighboring homes. Upon entering, you are welcomed by soaring vaulted ceilings, a â€~showpiece' curved central staircase and formal living and dining room spaces. The well-appointed kitchen boasts stainless steel appliances, including a new dishwasher and hood vent fan, dove grey cabinets, a central granite island and a cozy breakfast nook set into a bay window. The sunken family room is centered around a wood-burning fireplace flanked by custom built-ins and a coordinating mantle. The upper level is adorned with new carpet and offers two large children's bedrooms with a full bathroom. The primary suite boasts plenty of space for a king-sized furniture set, a city skyline view, a spacious walk-in closet and a luxurious ensuite with dual vanities, a glass shower and a jetted corner tub. The lower-level walk-out includes a fourth bedroom with a fabulous luxury office, a full bathroom, a games room with a wet bar and a cozy family room. Enjoy the outdoors on the backyard covered patio, the main floor balcony or the private balcony off the primary suite. Located within walking distance of some of







Calgary's most desirable schools, restaurants, shops and professional facilities and within a short drive to the downtown core, this well-established neighborhood is the ideal place to raise a family.

#### Built in 1989

#### **Essential Information**

MLS® # A2266014 Price \$998,000 Bedrooms 4

Bathrooms 4.00 Full Baths 3 Half Baths 1

Square Footage 2,048
Acres 0.12
Year Built 1989

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 118 Sienna Hills Drive Sw

Subdivision Signal Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3H 2C8

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central

Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite

Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s),

Walk-In Closet(s), Wet Bar, French Door, Skylight(s)

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator,

Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window

Coverings

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas, Wood Burning, Raised Hearth, Tile

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Balcony

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Reverse Pie Shaped Lot

Roof Clay Tile

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed October 24th, 2025

Days on Market 11

Zoning R-CG

#### **Listing Details**

Listing Office Coldwell Banker Mountain Central

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