

\$1,149,000 - 44 Sierra Vista Close Sw, Calgary

MLS® #A2188422

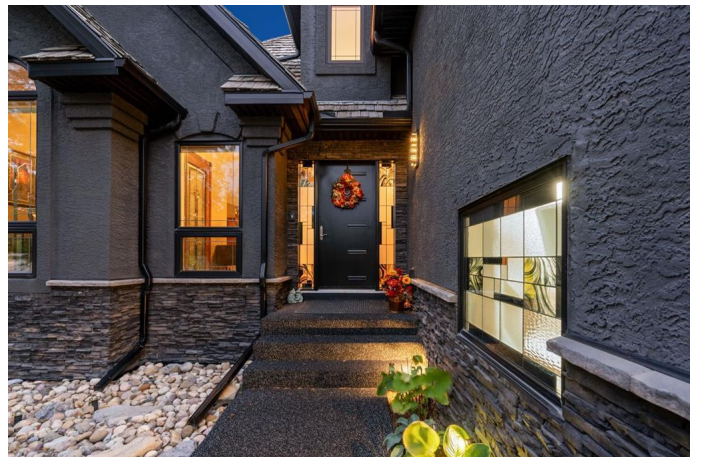
\$1,149,000

4 Bedroom, 4.00 Bathroom, 2,263 sqft

Residential on 0.14 Acres

Signal Hill, Calgary, Alberta

*** Open House - Sat February 1, 2025 - 12-2pm *** Explore this beautiful home in the desirable Signal Hill area! With over 3,200 square feet of living space, a walkout basement, and stunning mountain views, this property offers a wonderful opportunity for your next chapter. Situated on a quiet no-through road, you'll enjoy both privacy and easy access to community amenities. Take in the peaceful surroundings, including views of the foothills and mountains, while relaxing in your private backyard. As you arrive, you'll notice the attractive curb appeal, featuring modern colours and well-kept landscaping. Inside, the spacious living and dining area welcomes you with vaulted ceilings and natural light, complemented by a curved staircase leading to the upper level. The two-way fireplace adds warmth and connects the space to the cozy breakfast nook, just off the chef's kitchen, which includes ample counter space, storage, and quality appliances. The main floor also includes a convenient laundry/mudroom. Upstairs, the large primary bedroom offers a walk-in closet and a luxurious six-piece ensuite with heated floors and a cozy lounge area, all while enjoying beautiful mountain views. Two additional bedrooms with charming vaulted ceilings are thoughtfully separated from the primary suite, along with a full bathroom and plenty of storage. The walkout basement features in-floor heating, a fourth bedroom with an ensuite, and a spacious family/recreation room with another fireplace. Step outside to



your southwest-facing yard, perfect for morning coffee, playtime, or entertaining on the upper deck.

Built in 1991

Essential Information

MLS® #	A2188422
Price	\$1,149,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,263
Acres	0.14
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	44 Sierra Vista Close Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3A3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range

	Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Dog Run Fenced In, Garden, Interior Lot, Landscaped, Rectangular Lot
Roof	Cedar Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 17th, 2025
Days on Market	55
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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