

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

MLS® #A2266014

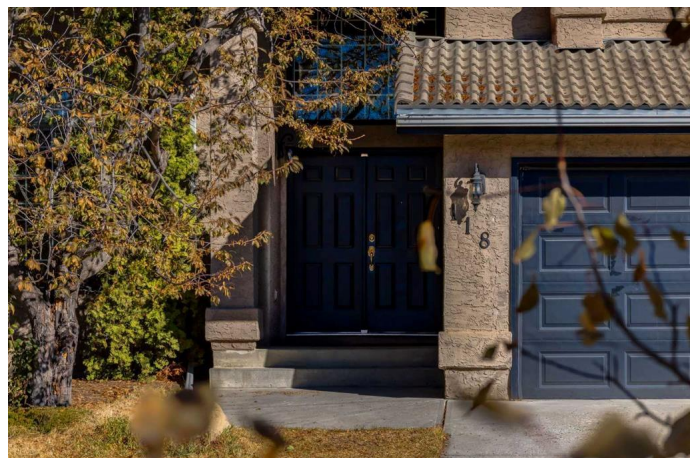
\$998,000

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 "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 "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, French Door,
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	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Humidifier
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Tile, Wood Burning, Raised Hearth
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	2
Zoning	R-CG

Listing Details

Listing Office	Coldwell Banker Mountain Central
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