

**106 Sienna Hills Drive SW**  
**Calgary, Alberta**

**MLS # A2282460**



**\$1,020,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,158 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Reverse Pie Sha		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Parquet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Pantry, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\*PRICE REDUCTION!!\*** INVESTORS, RENOVATORS, HOMEOWNERS EAGER TO CREATE YOUR PERSONALIZED DREAM HOME, DONT MISS OUT ON THIS ONE!! Prime luxury renovation opportunity in prestigious Signal Hill, one of Southwest Calgary's most established and desirable executive communities. With over 4,600 sqft of developed living space, this expansive 7-bedroom, 4-bathroom home offers the scale, layout and location for the necessary for a high-end transformation. A investment opportunity that cant be beat, for your family or for re-sale. Enter into the impressive foyer with soaring high ceilings and a grand staircase that will wow you!! Large west-facing windows flood the home with natural light. Relax in your formal living room with family and friends after the perfect dinner in your formal dining room. The generous sized kitchen, with large breakfast nook and family room that has charming stone wall wood/gas burning fireplace is a great place to relax and enjoy anytime but especially on those chilly nights. This really opens the door for a luxury redesign tailored to todays lifestyle. A unique feature of this home is the main floor bedroom rare find in a 2-storey home. Great for people with mobility challenges as there is 4pc bathroom and main laundry room also. This bedroom could also be used as office or den. Upstairs, the oversized primary suite is ready for the largest of beds, a seating/reading area for relaxing and a walk-in closet. The attached 5pc bathroom has double sinks, jetted tub, stand-up shower, water closet. The primary suite is its own private retreat. Secondary bedrooms are a great size perfect for any family. The fully developed basement offers incredible versatility. Reconfigure into a luxury entertainment level with theater, wine room, gym, or guest quarters. With the right vision, this home can compete with newer high-end

builds at a significantly higher resale value. Home is very livable still and you can live in it has you do your renovations. Garage door and opener were replaced approximately a year ago. Majority of Poly-B plumbing has been replaced with Pex plumbing. Situated on a desirable corner lot with an attached double garage, this home is mostly in original condition yet well maintained. Signal Hill is a Southwest Calgary community recognized for its stability, executive homes. Signal Hill has a reputation for long-term value retention, proximity to top schools, major commuter routes, and premium amenities makes it a proven luxury resale market. With limited new development and sustained buyer demand, Signal Hill offers both lifestyle value and long-term appreciation. Whether you're an investor seeking an added value project or a homeowner eager to create a personalized dream home this is the rare chance to secure size and location or under take a full scale renovation to unlock its true luxury potential. You don't want to miss out on this amazing opportunity!!