

**2048 Sirocco Drive SW**  
**Calgary, Alberta**

**MLS # A2293909**



**\$829,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,937 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped, Low Maintenance Landscape, Rectangu		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Soaking Tub, Storage		
<b>Inclusions:</b>	N/A		

Excellent family home with numerous updates, located across from a wide open green space. Stucco exterior with concrete tile roof accentuate the excellent curb appeal. Traditional layout with large formal living and dining room to entertain your guests, along with spacious family room with builtins and wood burning fireplace. Beautiful kitchen with granite counters and matching backsplash, and undercount sink. Breakfast nook is surrounded by windows and opens to the deck in a huge rear yard. including newer windows, furnace, and interior renovations as well. Vinyl plank throughout the main floor. Hardwood floor on stairs and upper hall. All bathrooms have also been renovated, granite counters, undermount sinks. 3 bedrooms on the upper level, primary bedroom has a sunny southern exposure and overlooks the greenspace, dual closets, and 4 piece ensuite. This home is within walking distance to Starbucks, Sunterra Market, Restaurants, along with many neighbourhood conveniences. Windows replaced in 2014.