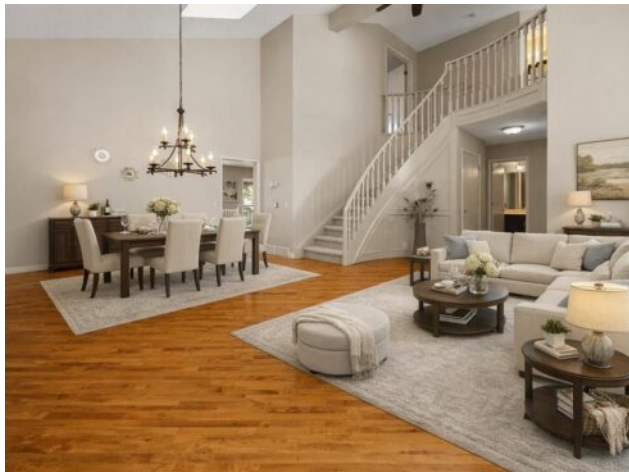


**118 Sienna Hills Drive SW**  
**Calgary, Alberta**

**MLS # A2293951**



**\$939,990**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,046 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Pie Shaped Lot, Private, See Remarks		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, See Remarks, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** N/A

Nestled in the prestigious enclave of Sienna Hills Estates in Signal Hill, this exceptional two-storey residence offers an elevated living experience on Calgary's sought-after west side. Surrounded by mature trees and thoughtfully designed landscaping, the home provides a rare sense of privacy and timeless curb appeal. Step inside to discover an impressive open-concept layout highlighted by soaring vaulted ceilings, a striking curved staircase, and expansive principal living spaces designed for both everyday comfort and elegant entertaining. The formal living and dining areas create a sophisticated setting, while large windows invite natural light throughout. The kitchen is beautifully appointed with stainless steel appliances, including a newer dishwasher and hood fan, complemented by rich cabinetry, a generous central island with granite countertops, and a charming breakfast nook framed by a bay window. The sunken family room offers a warm and inviting atmosphere, anchored by a wood-burning fireplace and enhanced with custom built-ins—perfect for relaxed evenings or hosting guests. Upstairs, the home features well-proportioned bedrooms, including a spacious primary retreat complete with skyline views, a walk-in closet, and a spa-inspired ensuite featuring dual vanities, a glass shower, and a jetted soaker tub. The fully developed walk-out lower level expands the living space with a fourth bedroom, full bathroom, a flexible office or guest area, a games room with wet bar, and an additional family room—ideal for multi-generational living or entertaining. Outdoor living is equally impressive, offering multiple spaces to unwind, including a covered patio, an elevated main-floor balcony, and a private upper balcony off the primary suite. Ideally located just minutes from top-rated schools, parks, pathways, shopping, and dining,

with convenient access to downtown, this home presents a rare opportunity to own in one of Calgary's most established and desirable communities.