

91 Sienna Park Terrace SW
Calgary, Alberta

MLS # A2335924



\$1,250,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,112 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to your dream estate home in the highly desirable community of Signal Hill! Tucked away on a quiet crescent, this pristine two-storey walkout offers high-end, professional renovations, framed by breathtaking Rocky Mountain and horizon views. UNMATCHED DESIGN & LIGHT The unique, open-concept floor plan sets this home apart. Soaring 17ft floor-to-ceiling windows (with UV protective film) flood the main floor with natural light while capturing stunning mountain vistas. Highlights include extensive hardwood flooring, an elegant formal dining room (or second home office), a dramatic great room with a 3-sided fireplace, and a sleek maple kitchen outfitted with granite countertops, custom cabinetry, and premium appliances (Fisher & Paykel, Dacor gas stove, Miele). LUXURIOUS ACCOMMODATIONS Upstairs features a convenient laundry room and 3 spacious bedrooms, including a private owner's retreat complete with panoramic views, a walk-in closet, and a jetted-tub ensuite with double vanities. EXCEPTIONAL WALKOUT LEVEL Fully redesigned walkout basement, offering in-floor heating, wide-plank hardwood, feature shiplap walls, 2 additional bedrooms (ideal for gym or guest rooms), a full bath with an oversized glass shower, and a custom media/rec room with built-ins. MOVE-IN READY & PRIME LOCATION Major mechanical and exterior updates mean total peace of mind—including updated roof, high-efficiency furnace, HRV, A/C, hot water tank, custom window coverings, and PolyB remediation. Minutes to School, Westside Rec Centre, LRT, Westhills shopping, and downtown access. Exceptional living starts here!