



Tao Guo
 SKYROCK
 terryguo31@gmail.com
 Cell: 403-828-6689

Calgary/Signal Hill

17 SIENNA HILLS CO SW

\$765,000

Detached

- Style:** 2 Storey
- Bedrooms:** Above: 3 / Ttl: 5
- Bathrooms:** Full: 3 / Half: 1
- Rooms Above:** 8
- Floor Area:** 214 SqM / 2,307 SF
- Year Built:** 1990
- Taxes:** \$5,127 / 2018
- Possession:** 60 Days 10/08/2018 Negotiabl



Step up to Elegance in this Custom built ONE owner home! Meticulously maintained, this West side family home is incredible value offering a fully developed walk out basement! Enjoy City Views from the beautiful NEW deck and private yard! With 5 bdrms, Large Den, 3650 sq ft (total), plus tasteful updates, its a great place to call home!. Pristine Hardwood flows throughout the entire main floor. The sunny traditional Kitchen with huge center island, 4 new Appliances and abundance of cabinets has endless possibilities and awaits your modern flair! The elegant Formal Dining/Living rooms are framed by arched windows and vaulted ceilings. Upper level boasts 2 sun filled skylights, luxurious newly updated bathrooms, newer carpets, 3 big bdrms. Walk Out has cozy IN FLOOR heat, Party size Family room (R/in FP) wet bar, 2 bdrms, flex room, private sunny covered terrace! New Deck, 3 New bathrooms, luxurious Ensuite/stand alone tub/Shower/infloor heat. Beautiful Location, mature yard w Sprinkler system, city views!



- Goods Included:** Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Gas, Vacuum Systems, Washer, Water Softener, Window Coverings-All
- Features:** Deck, No Smoking Home, Skylight, Sprinkler System-Underground, Vaulted Ceiling, Wall Unit-Built-In
- Parking:** Enclosed: 2 Total: 4 Double Garage Attached, Front Drive Access

