

# \$1,200,000 - 94 Sienna Ridge Landing Sw, Calgary

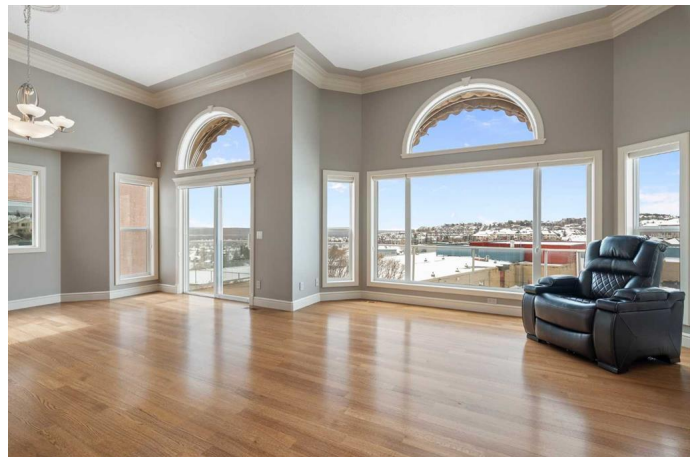
MLS® #A2203014

**\$1,200,000**

4 Bedroom, 3.00 Bathroom, 1,713 sqft  
Residential on 0.15 Acres

Signal Hill, Calgary, Alberta

Located on a quiet cul-de-sac in popular Signal Ridge, this stunning 4-bedroom executive bungalow features a fully developed walk-out basement and spectacular, unobstructed panoramic views. Inside, the main level boasts soaring 12-foot high ceilings, oversized skylights, stylish crown moldings, and gleaming hardwood floors complimented by a rich colour palette that creates an ambience of timeless elegance. The chef's kitchen features custom cabinetry, sculpted granite counters, and luxury appliances including a towering Thermador fridge, built-in Miele oven, speed oven, and dishwasher and a Bertazzoni 6-burner gas range crowned by a "statement" range hood. Enjoy casual dining at the breakfast bar or host more formal gatherings in the adjoining dining room. A bright breakfast nook opens to an expansive deck with retractable awnings and a gas BBQ hookup - perfect for outdoor entertaining against the backdrop of stunning vistas. The spacious living room boasts a gas fireplace with an elegant mantle and abundant large windows that frame those amazing views. The primary suite includes a walk-in closet and ensuite with jetted tub and separate shower. A second bedroom, a sparkling clean 4-piece main bath, and a large pantry/mudroom complete the main floor. This beautiful home has almost 2800 sf of living space. Downstairs, the walk-out lower level is perfect for relaxing or entertaining, with a generous rec room, natural gas fireplace, wet bar, and built-in



home theatre area. There's central A/C and two additional bedrooms (one with a Murphy bed and built-in desk), a 4-piece bathroom, laundry room with Miele appliances, and a huge storage area. Even the oversized attached garage has custom built-in cabinetry and a workbench. Close to schools, parks and playgrounds along with shopping & restaurants and with easy access to major thoroughfares, this exceptional home offers the best of upscale living. See it in person - schedule your private showing today!

Built in 1998

### **Essential Information**

MLS® #	A2203014
Price	\$1,200,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,713
Acres	0.15
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	94 Sienna Ridge Landing Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3T1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage

Faces Front, Concrete Driveway, Front Drive

# of Garages 2

## Interior

Interior Features Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Skylight(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Bar Fridge, Water Conditioner

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Living Room, Recreation Room

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features Balcony, BBQ gas line, Awning(s)

Lot Description Back Yard, Front Yard, Irregular Lot, Landscaped, No Neighbours Behind, Views

Roof Shake

Construction Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 4th, 2025

Days on Market 2

Zoning R-CG

## Listing Details

Listing Office Royal LePage Benchmark

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