

# \$1,100,000 - 461 Sienna Heights Hill Sw, Calgary

MLS® #A2212578

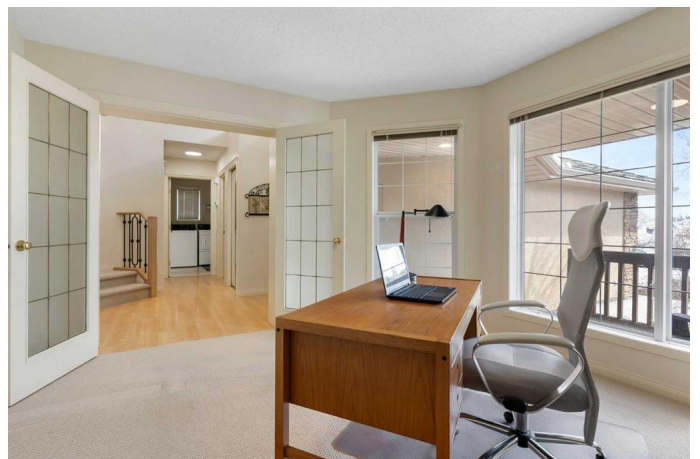
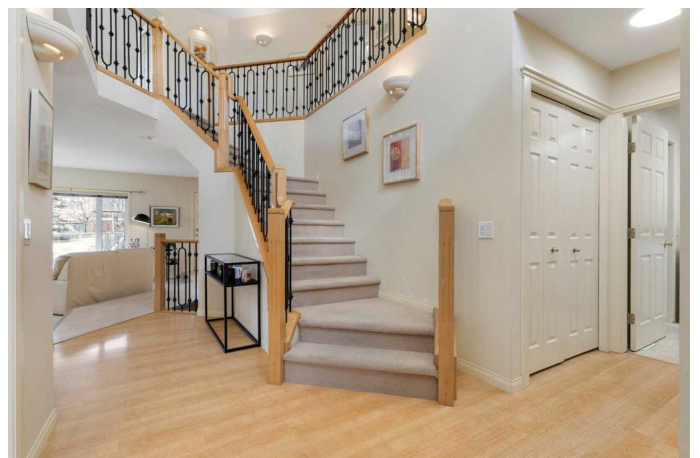
**\$1,100,000**

3 Bedroom, 3.00 Bathroom, 2,666 sqft

Residential on 0.35 Acres

Signal Hill, Calgary, Alberta

Discover this exceptional custom-built home by Jager Homes, offering over 2,600 sq ft of thoughtfully designed living space in one of the most desirable cul-de-sac locations in the area. Set on the largest lot in the neighbourhood, this property is a true private oasis, boasting a park-like backyard that must be seen to be believed. Step outside and be transported: mature trees, thousands of blooming perennials that transform the yard with an explosion of nature's colours, multiple sitting and entertaining areas. The kids and active adults will love the \$100,000+ professionally built Sport Court—perfect for pickleball, tennis, basketball, or transformed into a skating rink in the winter. Whether you are entertaining guests or enjoying a quiet evening under the stars, this yard offers year-round enjoyment and serenity. Inside, the home continues to impress. The upper floor features three spacious bedrooms, including a luxurious primary suite with a spa-inspired five-piece ensuite, including a steam shower. Need more space? The bonus room easily converts into a fourth bedroom to suit your family's needs. The main floor offers a bright and open layout, with a generous living room, an open kitchen complete with stainless steel appliances, a large island, abundant cabinetry, and a direct passageway from the oversized garage to the kitchen, allowing space for an additional mini-fridge and freezer alongside an expansive pantry. The dining area overlooks the backyard through large picture windows,



creating the perfect indoor-outdoor flow. Additional features include a main-floor laundry room and a private den with elegant French doors—ideal for a home office, plus extensive use of oversized windows bathing the home in natural light. Located only steps from top-rated schools, sports fields, outdoor rink, and transit, and just minutes from shopping and amenities, this home offers the perfect blend of peaceful retreat and unbeatable convenience. Don't miss your opportunity to own this one-of-a-kind property that truly has it all—location, lifestyle, and luxury.

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2212578    |
| Price          | \$1,100,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,666       |
| Acres          | 0.35        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 461 Sienna Heights Hill Sw |
| Subdivision | Signal Hill                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H 3T3                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Soaking Tub, Storage                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | Central Air                                                                                                      |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas, Living Room                                                                                                 |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Unfinished                                                                                                 |

## Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | Basketball Court, Tennis Court(s)                                                                 |
| Lot Description   | Back Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, Lawn, See Remarks, Many Trees |
| Roof              | Pine Shake                                                                                        |
| Construction      | Stucco, Wood Frame                                                                                |
| Foundation        | Poured Concrete                                                                                   |

## Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 21st, 2025 |
| Zoning      | R-CG             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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