

\$1,399,000 - 202 Sienna Hills Terrace Sw, Calgary

MLS® #A2244100

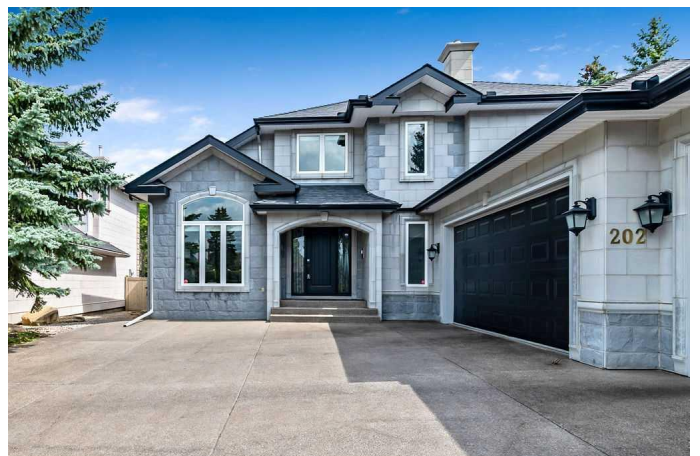
\$1,399,000

4 Bedroom, 4.00 Bathroom, 2,650 sqft

Residential on 0.21 Acres

Signal Hill, Calgary, Alberta

****Open House Sat/Sun 2-4**** CUSTOM ALBI-DESIGNED ESTATE HOME W ELEGANT CURB APPEAL, OVER 4000SQFT of space w top of the line craftsmanship throughout, AND OVERSIZED TRIPLE GARAGE in the EXCLUSIVE NEIGHBOURHOOD OF SIENNA HILLS ESTATES! Timeless curb appeal is showcased by this home's full luxury stone tile exterior wrap, covered front entrance, side-access triple garage and large exposed aggregate driveway. STEP INSIDE (click 3D tour) and fall in love â€¦. This home's warm ambiance, beautiful natural light, and spacious indoor/outdoor living truly make it a standout! MAIN FLOOR features vaulted ceiling, â€œforeverâ€• marble flooring with intricate design, and beautiful classic estate layout with formal living and dining room, spacious family room with fireplace overlooking back yard, kitchen with stainless steel appliances and nook leading to all-season covered outdoor deck, large main floor study, laundry, and mudroom. UPPER FLOOR features HUGE PRIMARY BEDROOM with grand double door entrance, VIEWS OF DOWNTOWN YYC, walk-in closet and ensuite bathroom, plus two additional spacious bedrooms and full bathroom. WALKOUT BASEMENT features recreation room with fireplace and rough-in for wet bar, custom soundproof media/games room with special sound attenuation bars, fourth bedroom, full bathroom, and cold storage / wine room



(plumbed in for water and drain for potential sauna). There is ample space in basement for potential fifth bedroom if desired. 700sqft TRIPLE CAR GARAGE has 8" custom designed insulated doors, 220V garage outlet, roughed in for gas and chimney, and features extra depth concrete flooring plus over 100 linear feet of structurally designed built-in shelving. HUGE 9300SQFT+ LOT & GORGEOUS OUTDOOR LIVING featuring wide 7" setbacks, beautiful private back yard with east and south exposure, professional landscaping with underground irrigation & mature vegetation, full exposed aggregate concrete access from side door to rear deck, gas and electric outlets, and COMPLETE PRIVACY on both upper and lower COVERED REAR DECKS for year-round outdoor relaxation & enjoyment. All in all, if you're looking for a BEAUTIFUL ESTATE HOME in an EXCLUSIVE COMMUNITY OF SIENNA HILLS ESTATES under \$1.5M, then THIS IS THE ONE!

RECENT UPDATES INCLUDE: custom Hunter Douglas window coverings, Malarkey shingles rated for hail (2018), furnace and hot water tank (2015) w upgraded heat exchanger & control board (2022), AC, paint entire home (2018), new exterior doors and new glass in windows and new exterior lighting (2016), replaced appliances, and roughed in for optional electric stove (2016 or newer), new 7" plank engineered hardwood flooring (2018).

Built in 1994

Essential Information

MLS® #	A2244100
Price	\$1,399,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,650
Acres	0.21
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	202 Sienna Hills Terrace Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2Y9

Amenities

Parking Spaces	6
Parking	220 Volt Wiring, Insulated, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s), See Remarks
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Humidifier, Microwave, Washer, Water Softener, Built-In Range, Double Oven, Gas Cooktop, Trash Compactor
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard, Awning(s)
Lot Description	Cul-De-Sac, Landscaped, Treed, Irregular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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