\$799,000 - 107 Sierra Nevada Close Sw, Calgary

MLS® #A2267673

\$799,000

4 Bedroom, 3.00 Bathroom, 1,661 sqft Residential on 0.11 Acres

Signal Hill, Calgary, Alberta

OPEN HOUSE Saturday, November 8 from 12-2pm. STUNNING FAMILY HOME ON A QUIET CRESCENT BACKING ONTO GREENSPACE/WALKING PATHS.

Welcome to your dream home with over 2,500 sq. ft. of beautifully maintained living space nestled on a peaceful crescent backing directly onto a greenspace and walking path, with no neighbours behind. The main floor impresses with a lovely kitchen featuring granite countertops, maple cabinets, tile backsplash, a breakfast bar, large pantry, stainless steel appliances, and maple hardwood floors. The spacious living room centres around a cozy natural gas fireplace and offers views of the expansive backyard and peaceful greenbelt beyond. Also on this level are a generous dining room, an enclosed den/office, and a charming 2-piece bathroom. Upstairs, hardwood floors flow throughout the stairs, landing & bedrooms. The huge master suite overlooks the walking path and boasts an upgraded 3-piece ensuite bath plus a large walk-in closet. Two additional spacious bedrooms share a beautifully finished 4-piece bathroom with tile flooring, tub/shower with tile surround, and a stone countertop.

The fully developed basement adds valuable living space, including a large family room and oversized bedroom which is perfect for guests or growing families.

Bonuses: newer roof (2010), low-maintenance composite deck, upgraded insulation in main level and attic (R15 installed in 2015), front







and rear door replacements (2019), Vacuflo central vacuum system, and central A/C. The home is just steps from a tot lot and surrounded by a network of pathways. This location offers excellent schooling options, with full K-12 access including Battalion Park School (K-6), A.E. Cross School (7-9, offering Spanish bilingual programs), and Ernest Manning School (10-12). You are also within walking distance of everything Westhills has to offer including groceries, theatre, restaurants, pharmacy, retail stores, and more. This is truly an ideal place to call home!

Built in 1996

Essential Information

MLS®# A2267673 Price \$799,000

4 **Bedrooms**

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,661 0.11 Acres

Year Built 1996

Residential Type Sub-Type Detached Style 2 Storey Status Active

Community Information

107 Sierra Nevada Close Sw Address

Subdivision Signal Hill City Calgary County Calgary Alberta Province Postal Code T3H 3H7

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Breakfast Bar

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave

Hood Fan, Refrigerator, Washer

Heating Central

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

Exterior

Exterior Features Private Yard

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Aluminum Siding

Foundation Poured Concrete

Additional Information

Date Listed November 3rd, 2025

Days on Market 1

Zoning R-CG

Listing Details

Listing Office RE/MAX Realty Professionals

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