

\$1,250,000 - 38 Sienna Ridge Landing Sw, Calgary

MLS® #A2247831

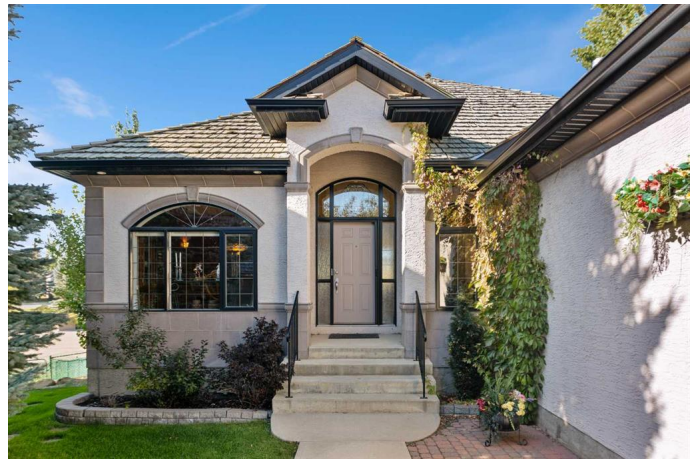
\$1,250,000

5 Bedroom, 3.00 Bathroom, 1,770 sqft

Residential on 0.18 Acres

Signal Hill, Calgary, Alberta

Welcome to 38 Sienna Ridge Landing SW â€” A True Gem in Signal Hill. Situated on the prime oversized pie lot of a desired cul-de-sac, this stunning bungalow backs onto a lovely park and is surrounded by scenic pathways, top rated schools, an outdoor rink and sports fields. The location is the perfect balance of tranquility and convenience. The main floor features airy vaulted ceilings on most of the main level. Custom two-tone maple kitchen cabinetry, granite counter tops, upgraded stainless appliances, Maple hardwood floors in the breakfast nook and living room, anchored by a three-sided fireplace. The sun-filled back of the home has expansive windows, and a French door opens to a wraparound upper deck with stairs leading to the beautifully landscaped backyard. Luxurious Primary Suite Retreat boasts a luxurious ensuite with oversized shower, double sinks, spa tub and heated tiled flooring. While the walk-through office or second bedroom is conveniently located near the powder room and main floor laundry, The Mudroom connects to the Attached Double Garage and two-car driveway. Garage is fully finished inside with shelving for added storage. The Walkout Basement Oasis is bright and spacious. The living room with Portuguese Cork flooring, Inviting Rec Room with gas fireplace, Games/exercise area with a wall-to-wall mirror, Three additional bedrooms with abundant storage, Partial kitchen and bar area. Walkout opens to a covered patio and serene



pie-shaped backyard with direct access to the park and gazeboâ€”perfect for morning coffee or evening relaxation. Prime Location is walking distance to many parks, school, outdoor rink, and minutes to West Hills Shopping Centre, Stoney Trail, and access to the mountains and downtown. Tenant rights apply.

Built in 1999

Essential Information

MLS® #	A2247831
Price	\$1,250,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,770
Acres	0.18
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	38 Sienna Ridge Landing Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3S1

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected, Cable Available, Phone Available
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated

of Garages 2

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Track Lighting

Appliances Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Basement, Family Room, Gas, Mantle, Three-Sided

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, BBQ gas line, Private Yard

Lot Description Back Yard, Front Yard, Landscaped, Many Trees, No Neighbours Behind, Underground Sprinklers, Pie Shaped Lot

Roof Cedar Shake

Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed August 30th, 2025

Days on Market 48

Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

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