

# \$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 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.

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      | Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Available, Sewer Connected, Water Connected |
| Parking Spaces | 4                                                                                                                                    |
| Parking        | Double Garage Attached, Garage Door Opener, Insulated, Concrete Driveway, Garage Faces Front                                         |
| # of Garages   | 2                                                                                                                                    |

## Interior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Ceiling Fan(s), French Door, 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        | Family Room, Gas, Basement, Mantle, Three-Sided                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                |
| Basement          | Finished, Full                                                                                                                                                                     |

## Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Yard                                                                         |
| Lot Description   | Back Yard, Front Yard, Landscaped, No Neighbours Behind, Pie Shaped Lot, Many Trees, Underground Sprinklers |
| Roof              | Cedar Shake                                                                                                 |
| Construction      | Stucco                                                                                                      |
| Foundation        | Poured Concrete                                                                                             |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 16                |
| Zoning         | R-CG              |

## Listing Details

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

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