

**95 Sierra Nevada Green SW
Calgary, Alberta**

MLS # A2297841



\$819,900

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|------------------|--|---------------|-------------------|
| Division: | Signal Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,849 sq.ft. | Age: | 1997 (29 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Front Yard, Garden, Lawn, Low Maintenance Landscaping | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water, Vinyl Windows | | |

Inclusions: Electrical car charger

\$20,000 price reduction! Bright & Updated Westside Family Home on a Sunny Corner Lot with an Incredible Backyard! Situated on a quiet corner lot in a desirable Westside neighbourhood, this spacious two-storey home offers approximately 2,800 sq ft of total living space, 4 bedrooms, 3.5 bathrooms, and a highly functional, family-friendly layout with thoughtful updates throughout. The main floor features a generous kitchen with granite countertops, a central island, corner pantry, and large windows that flood the space with natural light. The connected living and dining area includes a cozy wood-burning fireplace with an updated surround—perfect for everyday living and entertaining. A front flex room provides versatility for a home office, formal dining, or additional sitting area. A mudroom and powder room complete the main level. Upstairs, you’ll find three spacious bedrooms, including a bright primary suite with a walk-in closet and a 5-piece ensuite, along with a full 4-piece main bathroom. The fully finished basement offers a large rec room, fourth bedroom, full bathroom, and additional storage—ideal for growing families or guests. The standout feature is the massive backyard—a rare find. With mature landscaping, perennial gardens, and aspen trees, it’s the perfect setting for summer family hangouts, kids to play, or hosting gatherings. The outdoor space also includes a concrete patio, newer fencing, and a matching storage shed. Recent updates include: Full interior repaint All new light fixtures Updated fireplace surround New faucets, cabinet hardware, and door handles The exterior has also been freshly painted. An oversized heated double garage provides ample storage, and the long driveway offers room for RV or additional parking. Located close to great schools, parks, shopping, and major routes, this

move-in ready home is ideal for families looking for space, comfort, and a place to grow.