

# \$1,275,000 - 38 Sienna Ridge Landing Sw, Calgary

MLS® #A2247831

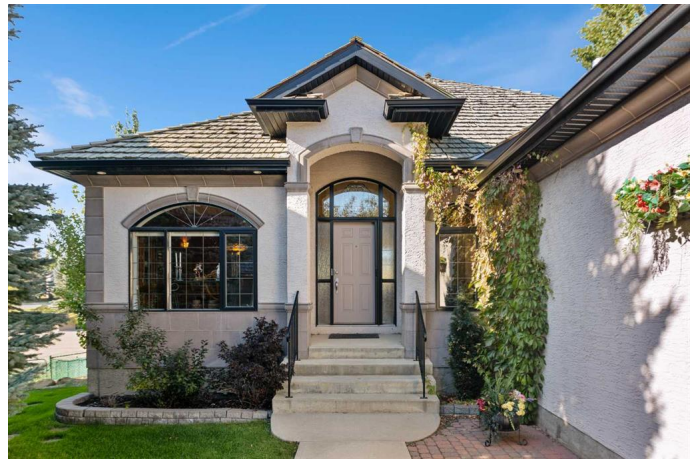
**\$1,275,000**

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	\$1,275,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,770
Acres	0.18
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
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, Sewer Connected, Garbage Collection, Natural Gas Connected, Phone Available, Water Connected
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, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Jetted Tub, 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, Gas, Mantle, Family Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	August 30th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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