

\$875,000 - 307 Sierra Nevada Place Sw, Calgary

MLS® #A2264503

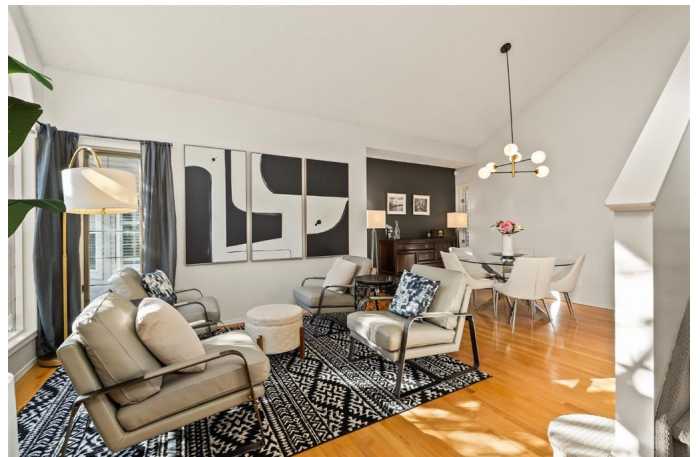
\$875,000

4 Bedroom, 4.00 Bathroom, 2,018 sqft

Residential on 0.10 Acres

Signal Hill, Calgary, Alberta

SMART! really, really SMART! Stepping through the door, the WARMTH of this home will draw you in. The living room sits under a 16'™ ceiling at the entrance, a wall of windows harnessing the sun, open to a generous dining space with gleaming oak hardwoods all of which provides an inviting sense of space. The hardwoods lead through the main level to the Great Room in back, COSY & WARM, with wonderful window treatments which bring the volume of trees in back in " COMFORTING. The open concept kitchen enjoys a center island breakfast bar, granite counters and s/s appliances. The Great Room leads directly to your large rear deck, buried in trees, a wonderful retreat following a busy day, a space your friends and family will LOVE! There is also a private den/home office tucked away on the main level too. Upstairs the Primary Retreat is THE CHARM! A large sleeping quarters, a lounge/reading nook, level with the tree canopy in back " CALMING! PLUS! a 4pc en suite and his & hers walk-in closets. The second bedroom up is well-sized and enjoys a 4pc bath to itself. The walkout features a LEGAL SUITE, exceptionally well appointed with a large Great Room/Kitchen/Eating area, two beds, a 4pc bath and separate laundry. This could be a welcome mortgage helper, ready to go, or easily converted to a Rec/Family room with a fabulous wet bar, for your own use. This two storey walkout offers 3,020 sq ft of developed living space, over



three levels on a quiet cul de sac in Signal Hill (NO SIDEWALK). A GREAT LOCATION - a short walk to Westhills Shopping Centre - shopping, dining and the movies are a short walk away - great schools, the Westside REC Centre and West LRT and ease of access west or downtown - " A GREAT LOCATION! Additional features include two new Hi Eff furnaces in 2023, new garage door in 2025, two hot water tanks, Central A/C, irrigation and a garage insulated, and drywalled with epoxy flooring

Built in 1997

Essential Information

MLS® #	A2264503
Price	\$875,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,018
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	307 Sierra Nevada Place Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3M9

Amenities

Parking Spaces	4
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Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Playground
Lot Description	Cul-De-Sac, Many Trees, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
Days on Market	6
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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