



Calgary-C-Signl Hll_Sienna Hll
5718 SIGNAL HILL View SW

LP \$ 569,000
MLS #: C3551948

Status: **Active** Type: Residential Detached Single Family
 DOM: 0 Style: 2 Storey Split
 Rms Abv Gd: 9 Year Built: 1988
 Bedrms: Above: 4/Ttl: 4 Basement: Full
 Full/Half Baths: 2/1 Bsmnt Dev: Fully Finished
 Tot Flr SqFt: 2021.48 Total Sq M: 187.8 New Construction: N

This renovated 2 storey split level home features over 2400 square feet of living quarters featuring 5 bedrooms, 2.5 washrooms, and hardwood flooring throughout 3 levels. The living room welcomes you with vaulted ceilings that has an open concept into the dining room. The kitchen includes custom oak cabinetry, newer appliances and a gas stove which overlook the lower living area featuring a fireplace. The backyard is complete with a dual two tiered deck overlooking the fenced yard and garden which is great for a family. The master bedroom is complete with 2 closets and a 5 piece bathroom ensemble with heated flooring with addition 2 bedrooms up for the family. The home features plenty of storage throughout as well as in the double attached garage. Walking distance West Hills Mall, the new LRT line, and 15 minutes to downtown, this well established neighborhood is close to all amenities and needs. Book your private showing today.

Directions:

Virtual Tour:

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Poss:03/01/13	Level	Mtr2	SqFt
Full Baths:	0	1	0	1	0	0	Occupancy: Seller	Main:	116.2	1250.78
Enst Baths:		0	0	0	1	0		Uppr:	71.6	770.70
Addl Rms:	Finish Levels: 4						Garage Dim:	AbGd:	187.8	2021.48
Fin Fpl/Rgh:	Fplc Fuel: Wood With Log Lighter						Elem Schl:	Lowr:	51.1	550.04
Fireplace:	Brick Facing						Middle Schl:	BIGd:	51.1	550.04
Parking:	Double Garage Attached						High Schl:	Total A.G:	187.8	2,021.48

Living Room:	4.5X3.6	M	Master Bdrm:	4.2X3.9	U
Dining Room:	3.6X3.2	M	Bedrm 2:	3.3X2.8	U
Kitchen:	3.6X4.0	M	Bedrm 3:	3.0X2.8	U
Family Room:	5.6X3.2	M	Bedrm 4:	4.1X4.2	U
Den:	3.4X3.1	M			

Bonus Room:

Flooring:	Hardwood, Non-Ceramic Tile, Carpet	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Cedar Shakes	Heat Fuel:	Natural Gas
Exterior:	Vinyl	Remodel:	
Site Influen:	Cul-De-Sac, Landscaped, No Back Lane	Features:	Deck, Detectors Smoke, Patio, Vaulted Ceiling

Goods Incl: Refrigerator, Stove-Countertop Electric, Dishwasher-Built-In, Vacuum Systems, Washer, Dryer, Garburator, Window Coverings-All, Garage Opener-2 Control

Amenities:

Restrict: N-KNW
Goods Excl:

Warranty: None
Front Exposure: S

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	2/2			
Reg Size:				

Total Lot M2:	508.0	Lot Dimen:	
Frontage:	15.6	Lot Shape:	Rectangular
Depth:	32.5	Zoning:	R-C1
Conform:		Front Expos:	S

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 3,030 - 2012	Local Improve	