

# \$1,100,000 - 461 Sienna Heights Hill Sw, Calgary

MLS® #A2212578

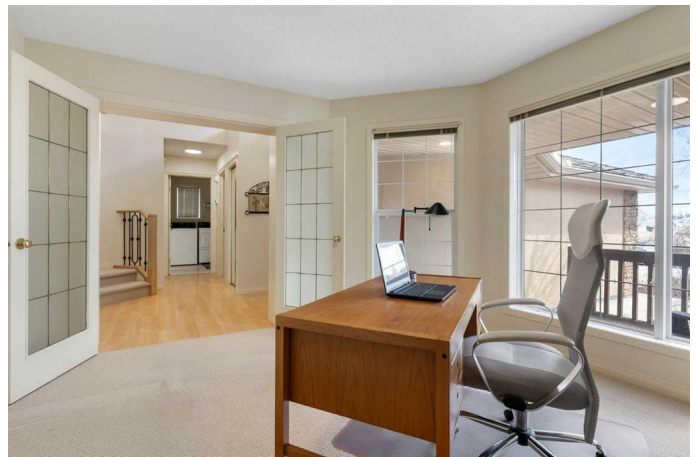
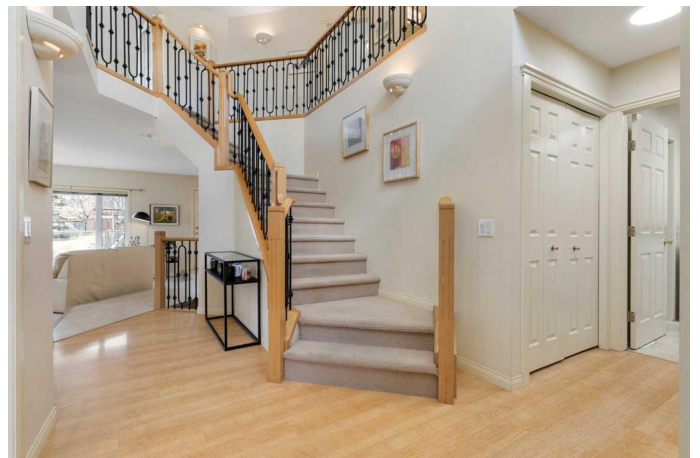
**\$1,100,000**

3 Bedroom, 3.00 Bathroom, 2,666 sqft

Residential on 0.35 Acres

Signal Hill, Calgary, Alberta

Discover this exceptional custom-built home by Jager Homes, offering over 2,600 sq ft of thoughtfully designed living space in one of the most desirable cul-de-sac locations in the area. Set on the largest lot in the neighbourhood, this property is a true private oasis, boasting a park-like backyard that must be seen to be believed. Step outside and be transported: mature trees, thousands of blooming perennials that transform the yard with an explosion of nature's colours, multiple sitting and entertaining areas. The kids and active adults will love the \$100,000+ professionally built Sport Court—perfect for pickleball, tennis, basketball, or transformed into a skating rink in the winter. Whether you are entertaining guests or enjoying a quiet evening under the stars, this yard offers year-round enjoyment and serenity. Inside, the home continues to impress. The upper floor features three spacious bedrooms, including a luxurious primary suite with a spa-inspired five-piece ensuite, including a steam shower. Need more space? The bonus room easily converts into a fourth bedroom to suit your family's needs. The main floor offers a bright and open layout, with a generous living room, an open kitchen complete with stainless steel appliances, a large island, abundant cabinetry, and a direct passageway from the oversized garage to the kitchen, allowing space for an additional mini-fridge and freezer alongside an expansive pantry. The dining area overlooks the backyard through large picture windows,



creating the perfect indoor-outdoor flow. Additional features include a main-floor laundry room and a private den with elegant French doors—ideal for a home office, plus extensive use of oversized windows bathing the home in natural light. Located only steps from top-rated schools, sports fields, outdoor rink, and transit, and just minutes from shopping and amenities, this home offers the perfect blend of peaceful retreat and unbeatable convenience. Don't miss your opportunity to own this one-of-a-kind property that truly has it all—location, lifestyle, and luxury.

Built in 1999

**Essential Information**

MLS® #	A2212578
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,666
Acres	0.35
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	461 Sienna Heights Hill Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3T3

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Basketball Court, Tennis Court(s)
Lot Description	Back Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, Lawn, See Remarks, Many Trees
Roof	Pine Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 21st, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.