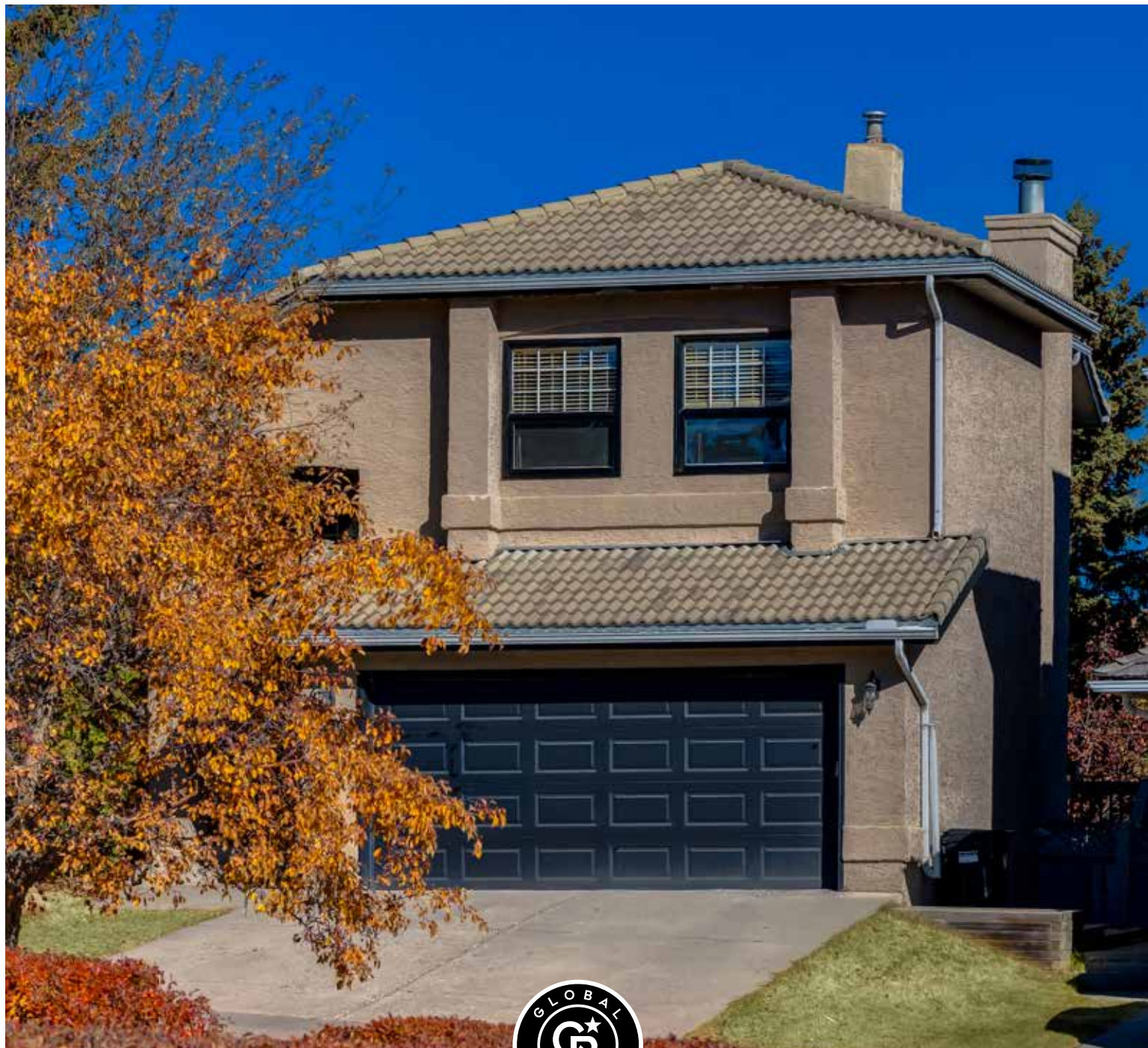




COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

118 SIENNA HILLS DRIVE SW | CALGARY, ALBERTA, CANADA
COMMUNITY OF SIENNA HILLS ESTATES

Proudly Presenting

118 SIENNA HILLS DRIVE SW



COMMUNITY OF SIENNA HILLS ESTATES

This stunning home is nestled within the rolling hills of a quiet tree-lined boulevard. The exclusive neighborhood of **Sienna Hills Estates**, within the community of **Signal Hill**, is vibrant and charming in every season; with boutique grocery stores, shops nearby, private parks, schools and connected pathways. The larger shopping centers that service this incredible community include **Westmarket Square** (Sunterra Market, Starbucks, Wine Shops, Fine Dining), **Westhills Towne Centre** (Safeway, Cineplex Odeon, Indigo, Michaels, Staples, Earls), and **Aspen Landing Shopping** (Blush Lane Organic, Hot Yoga, All Major Banks, Safeway, Cobbs Bakery, Crave Cupcakes).

Sienna Hills Estates is a five minute drive to West Side Rec Centre, one of the top recreation centres in Alberta and is also a five minute drive to the LRT providing fantastic service to the downtown core. The community pathway system is fantastic, the outdoor hockey rink is located off the adjacent park, and major amenities are all within a 15 minute walk out your front door. Walk your children to Battalion Park Elementary School, or drive just a few blocks to many of the fantastic private schools the SW quadrant has to offer. This is such a great neighborhood and home values have remained stable through the various economic cycles do to the amenities, services and proximity to schools and public transportation.

















WELCOMING CURB APPEAL

This well-appointed home offers wonderful street appeal with its 'Prairie' exterior. This is one of the most sought-after streets in the entire area with its beautiful boulevards filled with mature flowering trees. Warm beige stucco is perfectly accented by the bold black windows and garage door. The mature Cranberry tree is a beautiful focal point framing the grand two-storey covered entrance. A stone path leads around the side of the home. Through the gate is a landing that leads both up to the rear balcony and down to the backyard, where towering trees provide additional privacy and a custom-built garden shed offers storage for all your outdoor equipment.

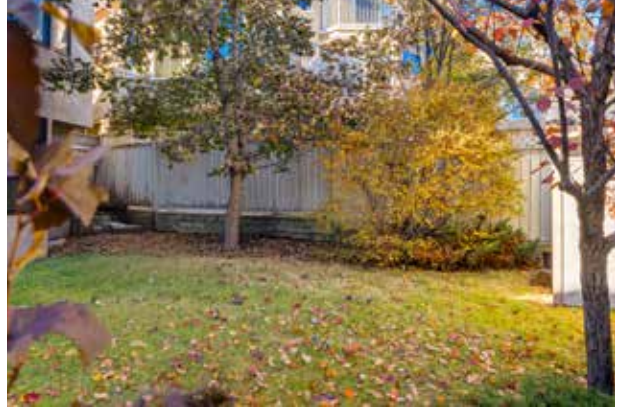




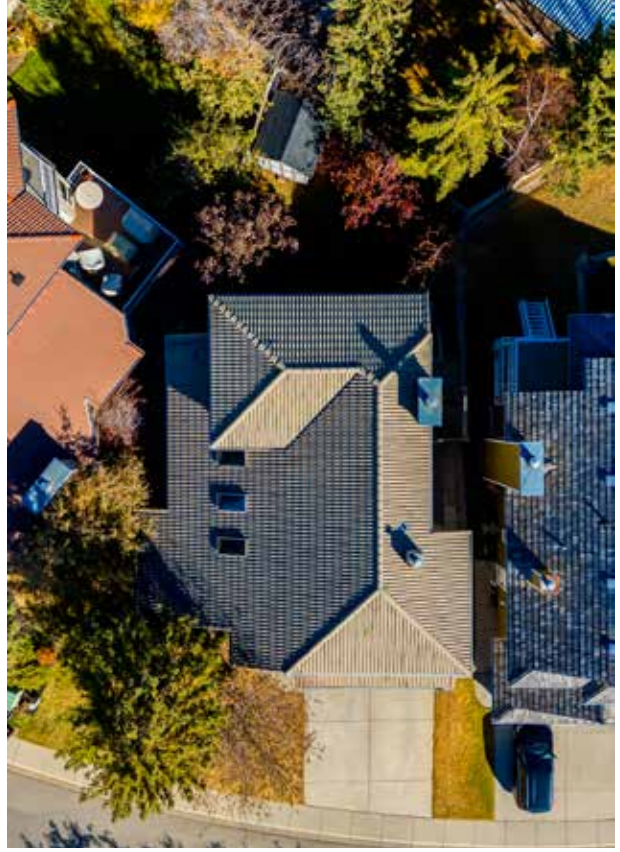














YOU HAVE ARRIVED...

Upon entering this grand home through double French-doors, you are immediately greeted by a large formal foyer boasting soaring vaulted ceilings that extend over the living and dining areas. Elegant hard wood floors carry throughout the main floor and oversized windows fill every room with warm, natural light.









FORMAL LIVING AND DINING

Set under a grand vaulted ceiling, these two open concept rooms make up the formal entertaining part of the home. A large picture window with elegant mullions showcases the mature landscaping in front of the home and along with skylights in the dining room, providing rays of natural light. A spectacular black iron candelabra-style chandelier hangs atop the dining area, and an inset nook is the perfect place for a dining hutch.





A DESIGNER CHEF'S KITCHEN

A pocket door separates the formal dining room from the kitchen, allowing for separation of work and entertaining spaces during parties or provides a more open concept design when left open. The East light-filled kitchen is sure to impress even the most discerning home chef with dove grey cabinets, black granite countertops and a matte black subway tile back splash. The stainless-steel appliances include a French-door *GE* refrigerator, a four-burner electric range, an under-cabinet range hood, a dishwasher and a microwave. A convenient central island offers additional storage and seating, and a sunny breakfast nook is the perfect place for family breakfasts. A spacious, walk-in corner pantry, open display shelves, undercabinet lighting and a dual-bowl sink set under a sunny window completes this thoughtful space. The entire main living area at the back of the house sits high on the lot soaring over the backyard providing incredible views and privacy.







COZY FAMILY ROOM

Set just off the kitchen is a spacious family room centered around a wood-burning fireplace. Two custom wood built-ins with upper shelving sit on either side of the tile hearth and are joined by a coordinating mantle adorned with custom upper molding. A very large picture window looks out over the rear balcony and yard.





OUTDOOR ENTERTAINING SPACE

Accessed from the breakfast nook, a spacious rear balcony offers indoor-outdoor living space. Bask in the sun, BBQ with family and friends, descend the steps to the fully fenced back yard or simply enjoy the beauty of the mature trees that adorn the property.





MAIN-FLOOR AUXILIARY SPACES

Tucked in a private corner of the main floor is the powder room, which offers a full vanity with “mocha” colored cabinets and cream countertops. Next to the powder room is a spacious laundry room featuring a high efficiency washer and dryer, upper cabinets, a full height storage closet and a sunny window.





UPPER-LEVEL SLEEPING QUARTERS

A grand central staircase is a stunning focal point in this home. Rising in a curve from the main floor to the upper level, the staircase is finished in a dove grey and features elegant molding and open wood spindles that extend both directions on the upper landing.



The West wing of the upper level is the children's area, which offers two spacious bedrooms, both with roomy closets and large windows. A full bathroom includes a bathtub and shower with a full height tile surround, a lovely vanity with a cream countertop, a stone back splash, a framed floating mirror and a medicine cabinet.





PRIMARY SUITE

The primary suite is located on the opposite end of the second level from the other two bedrooms, offering maximum privacy and a quiet setting. This spacious oasis is accessed through French doors, boasts a large walk-in closet and has space for a full king-sized furniture suite. A glass sliding door leads to a private balcony overlooking the rear yard and is the perfect place to wake up to the sunrise or wind down with the sunset. The spa-like ensuite features crisp white tile, a separate shower and dual vanities with a full-width mirror. A jetted soaker tub set under a sunny window is an elegant focal point and the perfect place to relax after a long day.





LOWER-LEVEL ENTERTAINING

The lower-level walkout includes a large bedroom with an attached office, a full bathroom, a games room with a wet bar and a spacious family room. Windows line the rear wall and include a door to the covered patio and the rear yard. The design of the office area is very clever featuring an opening to the main area, and luxurious granite countertops.

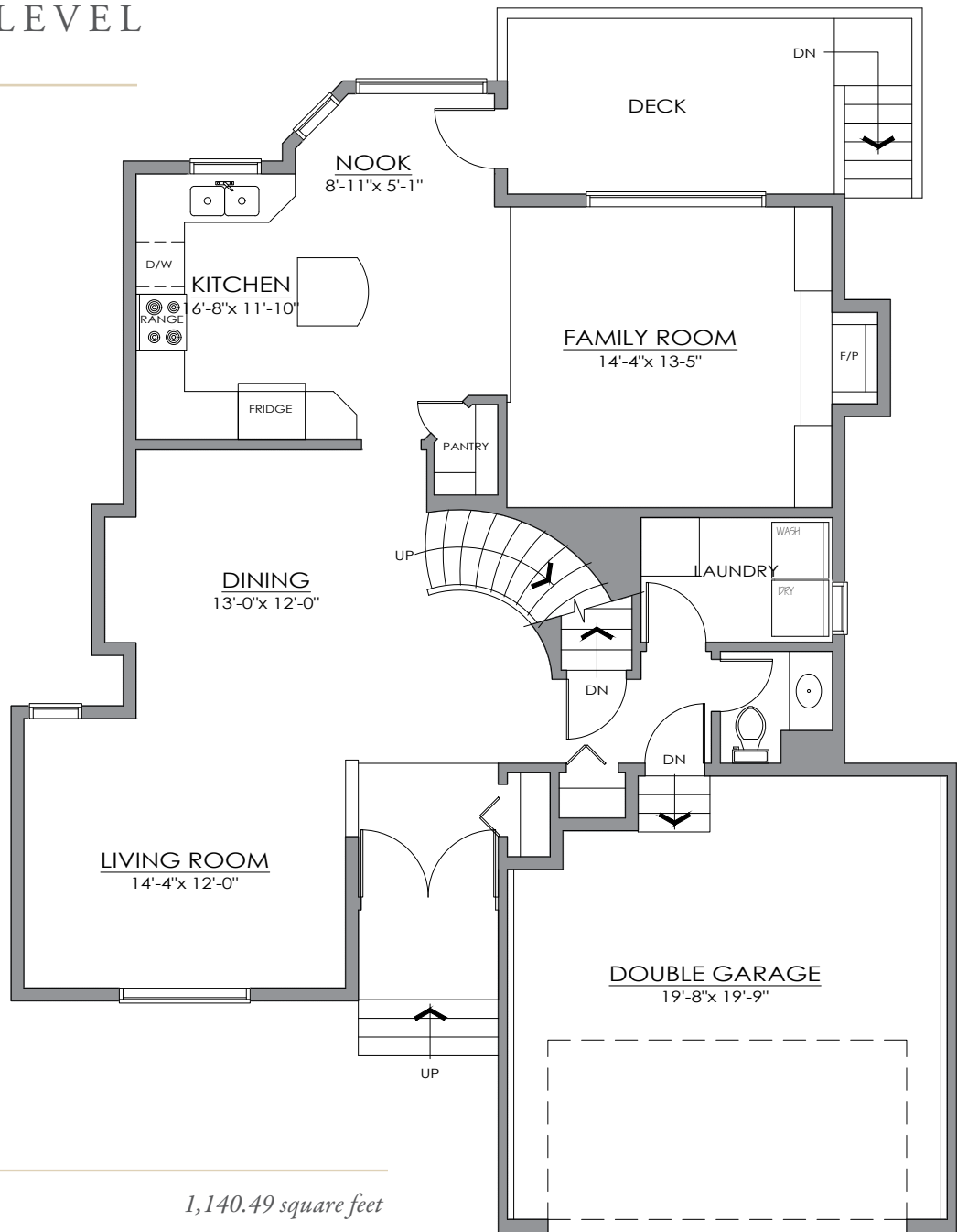




ADDITIONAL FEATURES OF THIS SPECTACULAR PROPERTY

- Two new hot water tanks in December 2023
- New range hood fan in 2024
- New dishwasher in 2024
- New carpet on the upper level and stairs in 2023
- Stainless steel appliances
- Jetted soaker tub in the primary ensuite
- Wood burning fireplace with gas assist
- Home security system
- Central vacuum
- Wet bar
- Two balconies and a covered patio
- Fully finished walk-out basement
- Mature trees
- Double attached garage
- Vaulted ceilings
- Skylights
- Designer lighting
- Dedicated laundry room
- Backyard garden shed
- A wood platform was custom built for city bins along the side of the house

MAIN LEVEL



Main Floor Space: 1,140.49 square feet

Upper Floor Space: 907.29 square feet

Total Above Grade Floor Space: 2,047.78 square feet

Lower Floor Space: 947.07 square feet

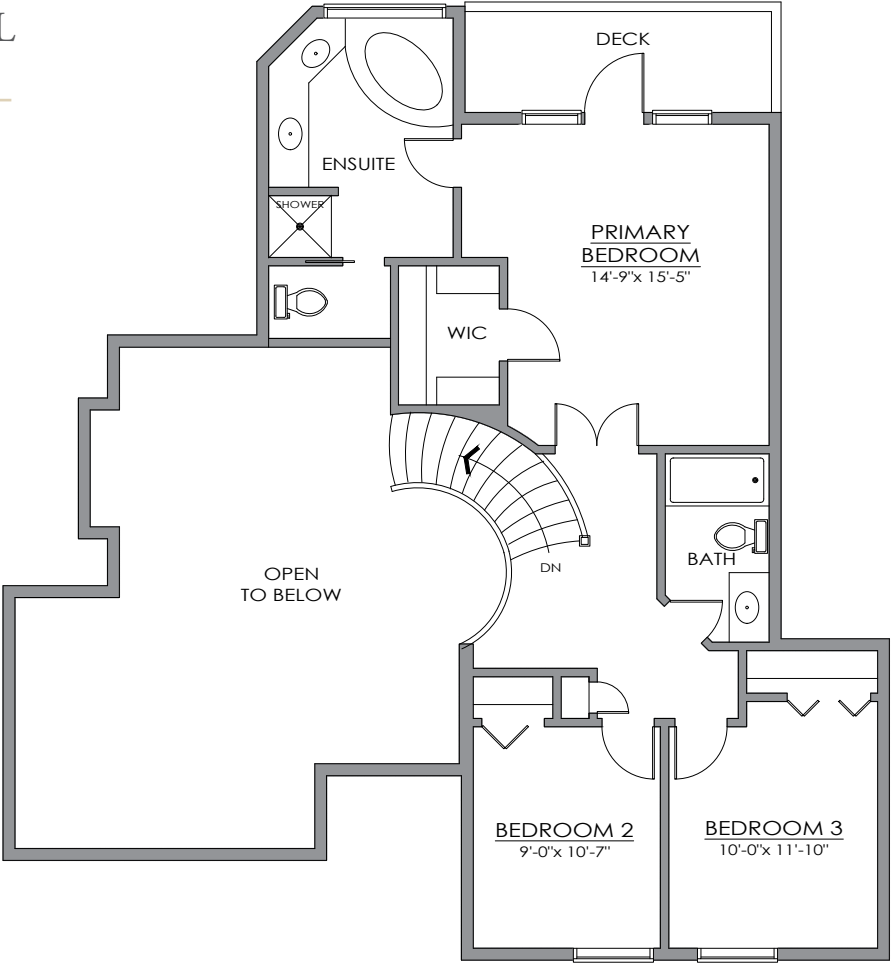
Total Developed Floor Space: 2,994.85 square feet

Garage Floor Space: 399.65 square feet

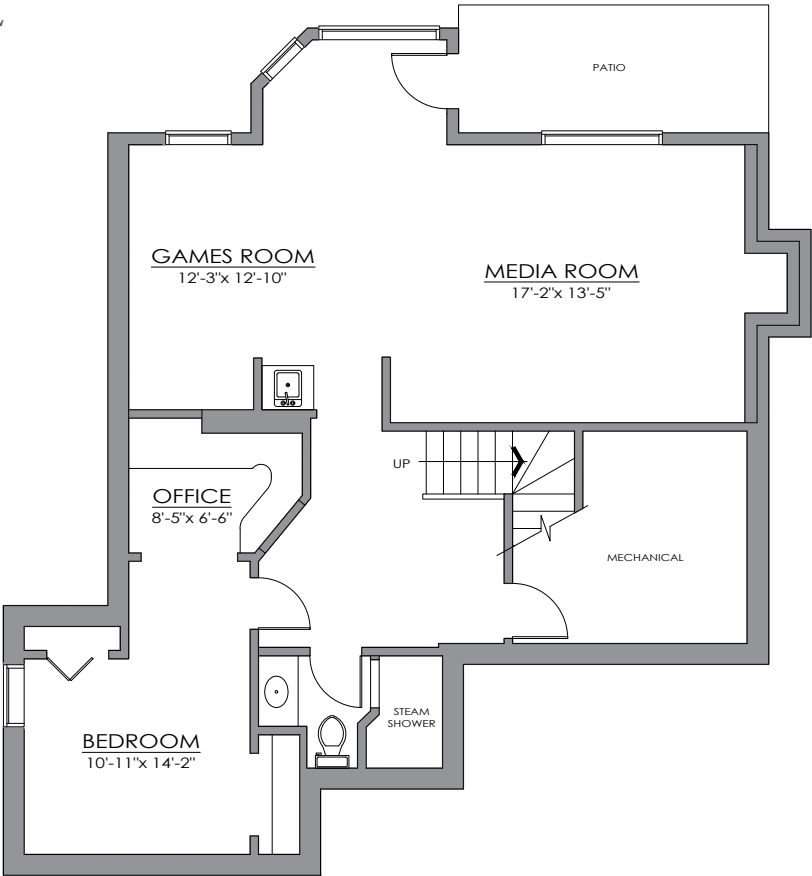
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UPPER LEVEL



LOWER LEVEL





COLDWELL BANKER

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