

\$769,900 - 107 Sierra Nevada Close Sw, Calgary

MLS® #A2267673

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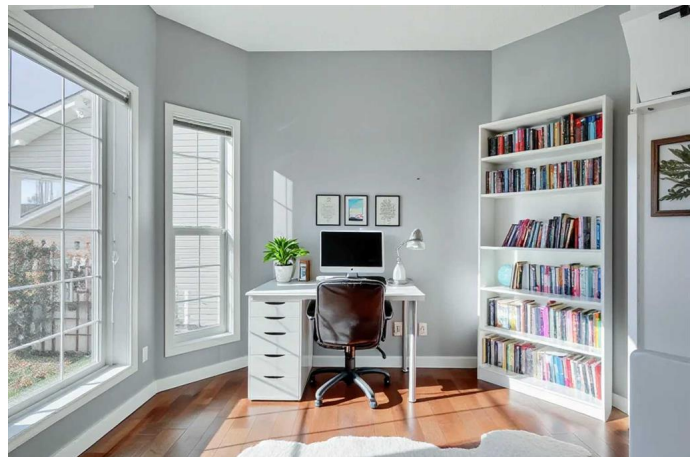
4 Bedroom, 3.00 Bathroom, 1,661 sqft

Residential on 0.11 Acres

Signal Hill, Calgary, Alberta

OPEN HOUSE NOV 22 from 12-2pm.
STUNNING FAMILY HOME ON A QUIET CRESCENT BACKING ONTO GREENSPACE/WALKING PATHS. Welcome to your dream home with over 2,500 sq. ft. of beautifully maintained living space nestled on a peaceful crescent backing directly onto a greenspace and walking path, with no neighbours behind. The main floor impresses with a lovely kitchen featuring granite countertops, maple cabinets, tile backsplash, a breakfast bar, large pantry, stainless steel appliances, and maple hardwood floors. The spacious living room centres around a cozy natural gas fireplace and offers views of the expansive backyard and peaceful greenbelt beyond. Also on this level are a generous dining room, an enclosed den/office, and a charming 2-piece bathroom. Upstairs, hardwood floors flow throughout the stairs, landing & bedrooms. The huge master suite overlooks the walking path and boasts an upgraded 3-piece ensuite bath plus a large walk-in closet. Two additional spacious bedrooms share a beautifully finished 4-piece bathroom with tile flooring, tub/shower with tile surround, and a stone countertop. The fully developed basement adds valuable living space, including a large family room and oversized bedroom which is perfect for guests or growing families.

Bonuses: newer roof (2010), low-maintenance composite deck, upgraded insulation in main level and attic (R15 installed in 2015), front



and rear door replacements (2019), Vacuflo central vacuum system, and central A/C. The home is just steps from a tot lot and surrounded by a network of pathways. This location offers excellent schooling options, with full K-12 access including Battalion Park School (K-6), A.E. Cross School (7-9, offering Spanish bilingual programs), and Ernest Manning School (10-12). You are also within walking distance of everything Westhills has to offer including groceries, theatre, restaurants, pharmacy, retail stores, and more. This is truly an ideal place to call home!

Built in 1996

Essential Information

MLS® #	A2267673
Price	\$769,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,661
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	107 Sierra Nevada Close Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3H7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2025
Days on Market	18
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
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