

**42 Sierra Nevada Green SW**  
**Calgary, Alberta**

**MLS # A2232235**



**\$844,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,945 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Situates on a large lot, welcome to this well kept 2 story single family home in popular Signal Hill. It features bright and open concept living room with open to below high ceiling. Upper floor with 3 good size bedrooms, large master bedroom, ensuite with separated bath tub and shower, and sunny bonus room. Main floor with hardwood flooring, formal dining room, large living room with gas fireplace and large windows, spacious kitchen and nook, large 2 tier decks, and front attached garage. It closes to the playground, shopping, public transit, and easy access to major roads. \*\* 42 Sierra Nevada Green SW \*\*