

19 Sienna Ridge Bay SW
Calgary, Alberta

MLS # A2276087



\$1,590,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	5 Level Split		
Size:	3,430 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	220 Volt Wiring, Aggregate, Double Garage Attached, Driveway, Garage Face		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Sloped, Triangular Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	Projector and Screen (as-is, never used by current owners)		

Extensively renovated and impeccably appointed, this architecturally striking five-level split is positioned on a quiet cul-de-sac in Signal Hill, offering almost 3,500sqft above grade and over 5,500sqft total, on a multi-tiered pie shaped lot with multiple outdoor living areas and mountain views. The heart of the home is a the huge custom created kitchen which has been thoughtfully renovated and designed with extensive built-ins, premium stone countertops with a 2.5" mitre edge, and a high-end appliance package including a 48" Monogram gas range, Miele dishwasher, separate built-in JennAir refrigerator and freezer units. A dedicated wine bar with custom cabinetry, new countertops, built-in wine fridge, floating shelves, and hanging wine rack seamlessly connects the kitchen to the dining and living spaces, making it ideal for both everyday living and entertaining. The main living areas are enhanced by custom millwork, updated lighting, and a new fireplace with tile surround, while the dining room features custom built-in cabinetry and lighting. The main floor also features a large private office, tastefully designed powder room, the spacious welcoming foyer, huge mudroom and access to the oversized attached garage. Ceiling heights add to the sense of scale, with approximately 13ft ceilings in the entry, 11ft ceilings on the main level, and 9ft ceilings in the basement. The upper level is anchored by a spacious primary retreat with coffee bar, two walk-in closets full of built-ins, access to the rooftop patio showcasing mountain views, and the ensuite complete with oversized double headed steam shower, dual vanity, heated tile, extra deep soaker tub and designated hair/makeup vanity. Two spacious additional bedrooms, connected by a jack-and-jill bathroom, as well as one of two laundry rooms complete this level. The basement rec room is wide-open and large enough to

accommodate the needs of almost anything you can imagine, while still offering a designated gym space, arts&craft room, teen bedroom with its own hangout space, full bathroom, second laundry room and seemingly endless storage space. Practical upgrades include; Hunter Douglas blinds throughout, a radon mitigation system installed in 2022, a new furnace (2024), recently refinished roof top balcony with new TufDek waterproof vinyl decking and the addition of a new 8' x 8' patio door enhance flow to the huge outdoor space off the upper living/flex room. Outdoor living is a standout feature, offering multiple exterior spaces including a front porch with gas hookup, oversized entertaining deck, rooftop deck, fenced grass yard, and dedicated dog run. Located close to schools, parks, shopping, and westside amenities, this home represents a rare opportunity to own an extensively renovated, move-in-ready property in one of Calgary's most established communities.