

311 Sienna Heights Hill, SW



Sienna Hill



Rich hardwood floors combine with a vaulted ceiling and large window wall to create an inviting space for guests to take a seat and enjoy chatting over a cup of coffee or glass of wine before dinner is served.



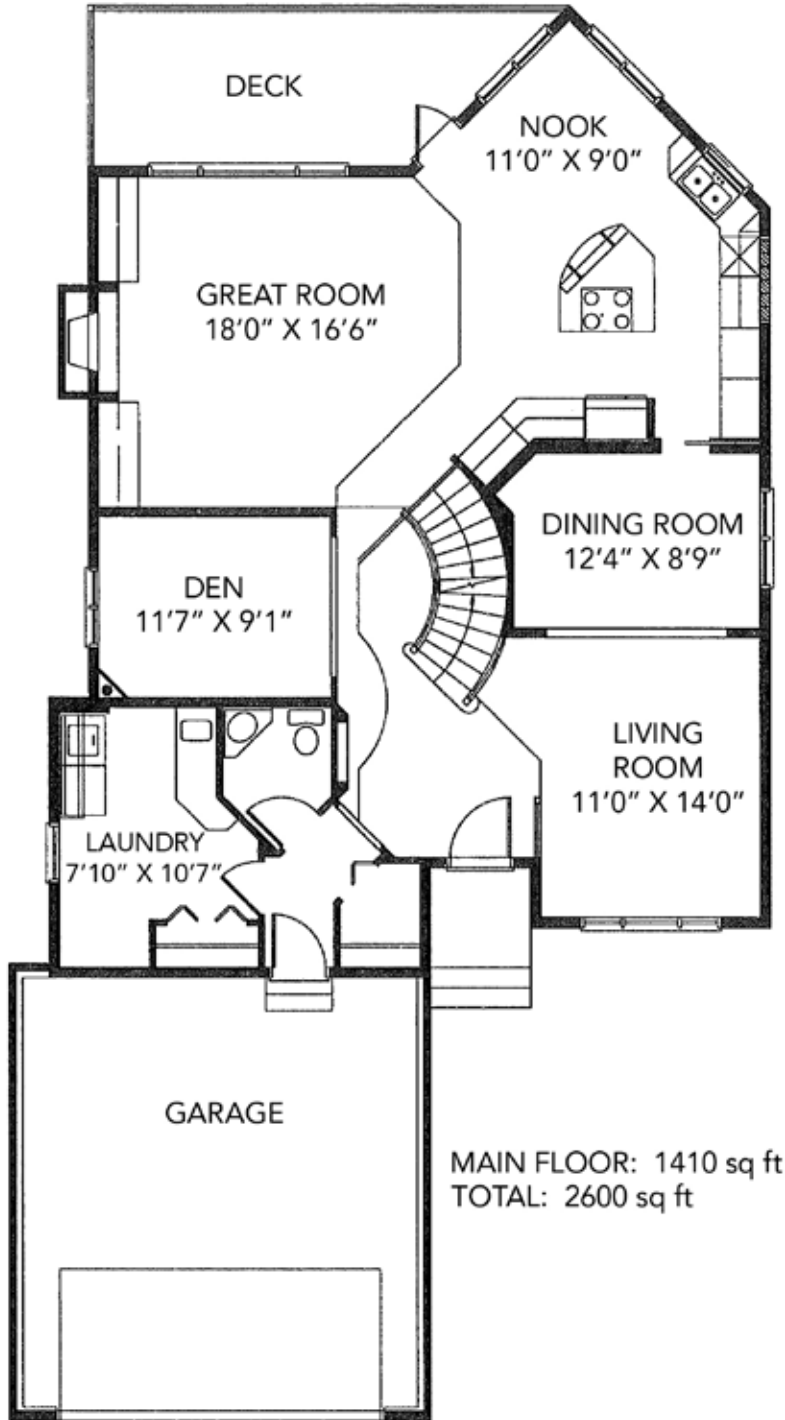
Fabulous and functional, this island-style kitchen offers plenty of prep space on stylish granite countertops, stainless steel appliances, plenty of storage space in antiqued cabinetry and a sun-soaked breakfast nook: perfect for casual dining!

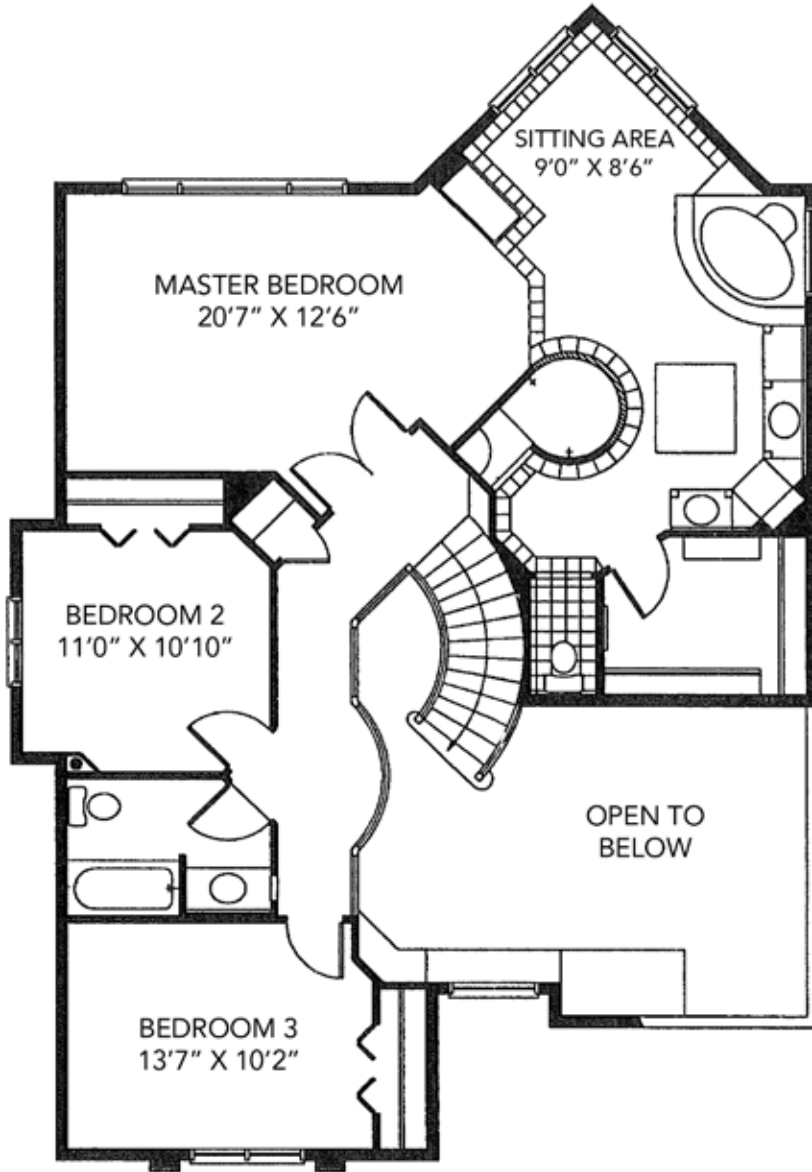


This spacious master bedroom is a comfortable retreat after a long day with cozy carpeting underfoot, a large window overlooking the manicured rear yard and a 3-sided gas fireplace.



This SAM award winning master ensuite features a spacious sitting area, luxurious jet-tub, 2 piece vanity with make-up desk and circular 2 person shower. Enjoy the romantic flicker of the fire while soothing sore muscles in the jet-tub.





UPPER FLOOR: 1190 sq ft



This beautifully landscaped rear yard promises to be your outdoor escape, with a large exposed aggregate patio for summer dining and some outdoor playspace for the kids!



District:	C053 - Sienna Hill/Signal Hill		
Legal:	Plan 9811088 Block 6 Lot 83	Rooms:	8/3 with Den +1
Zoning:	R-C1	Taxes:	\$4185 (2010)
Occupancy:	Vacant	Year Built:	1999

Style:	2 Storey	PRICE:	\$699,000
Lot:	39' x 120' (39.6m x 36.7m)	Downpayment:	\$699,000
Size:	2600 SqFt (241.5m2)	Front Exposure:	South
(Lower):	Developed	Landscaped:	Yes
Flooring:	Hardwood, carpet, tile	Fenced:	Yes
Heating:	Forced-Air (2)	Exterior:	Stucco
Fireplace:	Yes (3) gas-fuelled	Possession Date:	10 days/negotiable

Main Level:		Upper Level:	
Living Room:	11'0" x 14'0"	Master Bedroom:	20'7" x 12'6"
Dining Room:	12'4" x 8'9"	Bedroom 2:	11'0" x 10'10"
Kitchen:	Island-style	Bedroom 3:	13'7" x 10'2"
Breakfast Nook:	11'0" x 9'0"	Family Room:	Basement
Great Room:	18'0" x 16'6"	Games Area:	Basement
Den:	11'7" x 9'1"	Bedroom 4:	Basement
Bathrooms:	(4) 1 - 2 piece, 2 - 4 piece, 1 - 5 piece ensuite		
Basement:	Full: developed with a large recreation space, 4th bedroom and full bath		
Parking:	Double attached garage with remote door access		

Included in Price:

Stainless steel kitchen appliances to include: Jenn-air flat surface countertop range, Kitchenaid built-in convection ovens, Kitchenaid SxS with ice & water, microwave, Kitchenaid dishwasher and garburator; also included are all window coverings, vacuum system & all attachments, (1) garage door opener with (2) remotes, alarm system, lawn sprinkler system, Kitchenaid washer & dryer, (2) air-conditioners, white GE bar fridge, Magic Chef microwave in basement, desk in 2nd bedroom
Exclusions: speakers in basement

Remarks:

Ideally located on a quiet cul-de-sac, this beautifully finished home won a SAM award for best interior design. It boasts 2600 SqFt plus developed basement and a fabulously landscaped rear yard. Main floor offers a sunken living room with large South window wall, an elegant formal dining room with built-in speakers, a lovely island-style kitchen with granite counters & stainless steel appliances, a spacious great room with a wall of furniture-quality built-ins, a bright den and an oversized laundry room. Upstairs, you will find 3 amply-scaled bedrooms including a large master suite overlooking the rear yard with a SAM award-winning ensuite complete with 3-sided gas fireplace, sitting area and luxurious jetted tub. The basement has been masterfully developed with a vast recreation space which includes a large games area (complete with hardwood inset in carpet for your games table) and a family room with corner gas fireplace. Also downstairs is a 4th bedroom and full bath. An exposed aggregate patio can be found in the rear yard, offering the perfect space for outdoor dining. All of this, located walking distance to Battalion Park School (K-6), close to the shops & services in West Hills, minutes to the West Side Rec Center and a short commute to the downtown core. You are invited to experience the best in Sienna Hill living, welcome home.

T 403 686 7800
F 403 685 3761
C 403 870 8811
sam@samcorea.ca

samcorea

