



This chef-inspired kitchen features extensive oak millwork cabinetry and counters capped with exotic granite.



The family room; with the oak millwork shelving and cabinets surrounding the showpiece fireplace...a true focal point.



A raised sitting area, a three-way fireplace to be enjoyed while you are soaking in your jettied tub.

*Welcome to
327 Sienna Park Bay S.W.*



**Real
Phaneuf**

403-249-4322

www.calgaryconnection.com



Overview

Nestled in this most sought-after area you will notice the attention to detail from the very moment you approach this outstanding home. A stunning departure from the ordinary this home exudes quality and style. This home is located on a whisper quiet cul-de-sac, with 3 levels developed including a walk-out basement. Upon entering this fine home, soak in the gleaming oak hardwood flooring, and a formal and combined living and dining room to host your most grande function. The chef-inspired gourmet kitchen, featuring oak cabinets, gorgeous granite counters and an island with an extended counter creating a casual eating area. Both family rooms with the focal point of a custom designed fireplace with detailed mantel and thick fine-wood built-ins of shelving and cabinetry. The volume of windows throughout the principle rooms is very desirable and floods this home with light. The master bedroom is spacious and offers a most luxurious en-suite, with a second and third bedroom also generously sized. The professionally and fully finished walk-out basement has the fourth bedroom, hobby room, second family room and a wall of West facing windows. The landscaping is superior containing a retaining wall, a paver stone patio, a pond and fire-pit. These are just some of the features that are evident to the eye, here are the ones that are less evident but are just as important...recessed lighting on all three levels, sound system throughout the interior of the home and in the ceiling on the exterior deck, exterior gas line, two furnaces, an alarm system and a garage that is heated, dry-walled with hot and cold water bibs, extra side wall lights and storage cabinets.

The home is located on a whisper quiet street, sits on a beautifully landscaped lot, and has a precious west-facing backyard. This Sienna Hills home is minutes to the very popular Battalion School and the high school currently under construction. We offer easy access to downtown, major thoroughfares and nearby shopping with Westhills a short drive away.

Kitchen & Family Room

This chef-inspired kitchen features extensive oak millwork cabinetry and counters capped with exotic granite...and a "cooks dream" a gas stove. The island has an extended counter creating a casual eating area; and offers additional storage with the drawers and cabinetry and a wine rack. This entire area has hardwood flooring placed diagonally to create interest and to enhance the cabinetry. Enjoy the freedom to entertain and cook; as your guests relax in the Family Room or the casual eating area, you can enjoy putting the final touches to that fabulous meal. The size and spaciousness of this area, the numerous west-facing windows and the connectivity of these spaces make them a point of informal entertaining or family activities during weekends and evenings. Don't miss the convenience of having the deck just off the nook and the ease of barbecuing fuelled by a gas line. The family room; with the oak millwork shelving and cabinets surrounding the showpiece fireplace...a true focal point.

Living and Dining Room

The thought that went into the design of this home is an important feature, especially in the size and spaciousness of the principle rooms. The living room is graced by a bay window and a combined dining room located directly beside the kitchen...very convenient for dinner parties. The dining room is highlighted by those gorgeous hardwood floors, a recessed ceiling and a wall designed to house a buffet and hutch. The arched doorways are framed with the rich oak wood found throughout; making this a truly superior home.

Bedrooms = 4

We know you will be pleased with the size of all 4 bedrooms. Double French doors welcome you to a most luxurious master bedroom, with a raised sitting area, a 3-way fireplace to be enjoyed while you are soaking in your jetted tub, and the convenience of dual sinks surrounded by granite counters...truly designer inspired. All the upper bedrooms have large East and West windows...ensuring airflow on those warmer summer days. For the teenager of the home or your out of town guests, the lower level has a large fourth bedroom. The privacy that all these bathrooms offer is very desirable; one saved for your short term guests...the other for your family, the lower level for your long term guests and of course your en-suite for your exclusive use.

Walk-out Lower Level

Professionally developed and extremely well designed our fully finished basement has the third showpiece fireplace finished with the same high end material. The wall of West facing windows floods this level with light. The fourth bedroom is generously sized, boasting a large closet and window. We also offer a flex room...or computer room...you decide.

Landscaping

Superior to most, we have a stunning backyard beautifully groomed, filled with perennials bursting with colour in spring and summer. A spacious paver stone patio is host to a large fire-pit, a graduated pond highlighted by decorative stone and a retaining wall of allen-block creating a two-tiered yard.

Conclusion

Exceptional craftsmanship! Uncompromising home of the highest quality and modern features in the exclusive neighbourhood of Sienna Hills. The nearby and popular Battalion School, major thoroughfares at your doorstep, easy access to the core and close by shopping makes this home superior.

**To view a virtual tour visit
www.calgaryconnection.com or contact
Real Phaneuf at 249-4322.**