

Agents:

# REAL PHANEUF

Status: **Active**  
Occupancy: **Seller**  
Type: **MLS**  
Lock Box: **Leni**  
Apptmnt: **Realtor**

**Royal LePage Foothills**  
**Bus: 685-2413**  
[www.calgaryconnection.com](http://www.calgaryconnection.com)  
mail: [rphaneuf@rlfoothills.com](mailto:rphaneuf@rlfoothills.com)

Rooms: **9**  
Bedrooms: **3 + 1**  
Bathrooms: **2-4 Pc, 1-2 Pc**  
**1-5 Pc**  
Taxes: **(09) \$3495**  
Possession: **90 Days or**  
**Negotiable**

Address:

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

District: **Sienna Hill**  
Number: **053**  
Plan **0011564 Blk 11 Lot 53**

Home Size: <b>2325 sq. ft.</b> <b>216 sq. m.</b>	Floor Finish: <i>Hrdwd, Carpet,</i> <i>Ceramic Tile</i>	Price: <b>\$799,900</b>
Age: <b>2000</b>	Heat: <b>2 - Forced Air</b>	Dwnpmt: <b>\$799,900</b>
Lot: <b>R-1</b>	Landscaped: <b>Fully</b>	Mortgage: <b>Clear Title</b>
Style: <b>2-Storey</b>	Fireplace: <b>3 - Gas</b>	Interest:
Parking: <b>Dble Attached</b>	Basement: <b>Fully-Finished</b> <b>Walk-out</b>	
Ext. Finish: <b>Brick &amp; Stucco</b>		

Nook: (M) 8' x 9'6"	Bedroom: (U) 10'6" x 11'3"
Kitchen: (M) 13' x 12'6"	Bedroom: (U) 12' x 10'
Family Room: (M) 13'6" x 15'6"	Bedroom: (L) 10'8" x 12'3"
Dining Room: (M) 10' x 10'	Family Room: (L) 33' x 13'
Living Room: (M) 12' x 10'	Hobby Room: (L) 7' x 13'
Den: (M) 12' x 9'	Bathrooms: <b>5 pc en-suite, 2-4 pc</b> <b>1-2 pc</b>
Master Bedroom: (U) 17' x 13'6"	

Included in Price: Fridge (2), Stove, Microwave Oven (2), Dishwasher, All window coverings and attachments, Garage door opener 2 controls, Washer, Dryer, Fire-pit, Built-in speakers in ceiling on exterior deck, Alarm system, Vacuum system with all attachments, Gas heater in garage, Water filtration system, Bar fridge

**Highlights & Special Features:** *Exceptional Quality! Quiet Cul-De-Sac Location! Extraordinary craftsmanship and attention to detail is found throughout this exceptional home. Three full levels of development including an ideally designed, professionally developed walk-out basement! The home is loaded with lots of extras including granite counter tops, rich wood cabinetry, a two-tiered island, extensive millwork including entertainment centers in both family rooms. More details like fireplaces on all three levels, in ceiling speakers and exterior speakers, a recessed ceiling in the dining room, and numerous windows that flood the home with natural light. The master bedroom is a fabulous getaway with a raised sitting area, a three-way fireplace and a jetted tub. A total of 4 bedrooms, a hobby room and a main floor office. The lower family room walks out to a beautifully landscaped pie shaped back yard with walkways leading to patios a pond area and a fire-pit. Don't miss the heated garage, ideal for the mechanic of the house. This is an ideal family home. To view a virtual tour, further information go to: [www.calgaryconnection.com](http://www.calgaryconnection.com) or contact Real Phaneuf at 249-4322.*