



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**171 SIERRA MORENA Terrace, Calgary T3H 3A2**

MLS® #: **A2126633**

Area: **Signal Hill**

Listing Date: **04/26/24**

List Price: **\$739,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,398**

Year Built:

**1991**

Low Sqft:

Ttl Sqft:

**1,398**

Lot Information

Lot Sz Ar:

**8,073 sqft**

Lot Shape:

DOM

**24**

Layout

Beds:

**3 (2 1 )**

Baths:

**3.0 (3 0)**

Style:

**Bungalow, Side by**

**Side**

Parking

Ttl Park:

**6**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard, Corner Lot, Lawn, Landscaped, Treed**

**Double Garage Attached, Garage Door Opener, Insulated, Paved**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Balcony, Private Yard**

Construction:

**Stucco, Wood Frame**

Flooring:

**Carpet, Ceramic Tile, Hardwood, Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher, Dryer, Electric Stove, Microwave, Washer, Window Coverings**

Int Feat:

**Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 5`1"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>8`10" x 9`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`4" x 11`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`1" x 12`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`1" x 12`2"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`9" x 11`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`8" x 26`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`2" x 15`9"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>8`7" x 7`10"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>11`0" x 12`0"</b>
<b>Kitchen</b>	<b>Lower</b>	<b>10`4" x 12`11"</b>	<b>Game Room</b>	<b>Lower</b>	<b>17`8" x 14`4"</b>
<b>Storage</b>	<b>Basement</b>	<b>29`3" x 17`5"</b>	<b>Other</b>	<b>Basement</b>	<b>8`7" x 15`10"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**9111737**

Remarks

Pub Rmks: **Welcome to a wonderful bungalow. A walk to SIGNAL HILL CENTRE. The oversize driveway can park at least 6 extra cars. The Magnificent Main Level greets you with an open concept, and Lovely hardwood flooring throughout. Large Living Room. Vaulted ceilings. LED Lights. They are 2 Large bedrooms and 2 Full Bathrooms on the main level. The Master bedroom features a walk-in closet and a full 5 pc ensuite. Plenty of natural light. The dining room offers a view on the Balcony and the wonderful backyard. The Updated Kitchen features a Quartz Island, Plenty of Quartz Counter Tops, Beautiful cabinetry, and Stainless Steel Appliances. Central Air Conditioner. The Fully Developed Lowe Level Features a SEPARATE ENTRANCE to the Attached Garage, A Large Recreational Room with a Fantastic Built-in Gas Fireplace. The Lower Level also Features a Separate Kitchen, a Full Bathroom, and a Bedroom. Close to schools, a Walk to the Library, Signal Hill Centre. The HOA fee includes Snow removal, Lawn care, and Irrigation System. Easy access to Stoney /Sarcee/ Glenmore Trails.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







