



THE
A-TEAM

**RE/MAX
FIRST**

2199 SIROCCO Drive, Calgary T3H 2T9

MLS®#: **A2133801** Area: **Signal Hill** Listing Date: **06/19/24** List Price: **\$998,888**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1989** Abv Sqft: **2,271**
Lot Information Low Sqft:
 Lot Sz Ar: **5,543 sqft** Ttl Sqft: **2,271**
 Lot Shape:

DOM

11
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Street Lighting,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Clay Tile**
 Heating: **In Floor,Forced Air**
 Sewer:
 Ext Feat: **Fire Pit,Playground,Private Yard**

Construction: **Stucco**
 Flooring: **Carpet,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Quartz Counters,Recessed Lighting,Storage,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"
Living Room	Main	16`2" x 12`3"
Kitchen	Main	11`5" x 10`8"
Laundry	Main	12`4" x 9`5"
Bedroom - Primary	Upper	14`2" x 12`10"
Bedroom	Upper	11`5" x 9`9"

Room	Level	Dimensions
4pc Bathroom	Lower	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
Dining Room	Main	22`5" x 11`5"
Family Room	Main	20`9" x 11`11"
Breakfast Nook	Main	14`0" x 12`1"
Bedroom	Upper	13`4" x 8`11"
Bedroom	Lower	13`2" x 12`1"

Office	Upper	11`11" x 9`5"	Game Room	Lower	24`0" x 21`6"
Nursery	Lower	10`6" x 10`7"	Furnace/Utility Room	Lower	19`3" x 18`0"
Legal/Tax/Financial					

Title: **Fee Simple**
 Legal Desc: **8811071**

Zoning: **R-C1**

Remarks

Pub Rmks: **STUNNING TOP-BOTTOM RENOVATED 2 STOREY with WALK OUT! This FANTASTIC FAMILY HOME offers Loads of Beautiful Living Spaces AND the highly desirable SOUTH BACK YARD. Light Filled Main Floor with Wide Plank White Oak Engineered Hardwood. Spacious Formal Living Room smoothly transitions into the Formal Dining Room. "WOW" Kitchen with white Quartz Countertops, S/S Appliances + ceiling height Cabinetry. Window above sink allows you to view kids playing in the yard. Light Filled Informal Eating area open to Sitting/ Study space. Access the fabulous Large Deck with its Glass Railing. Perfect for dining, relaxing, watching the kids play & entertaining. Adjacent Family Room with Wet Bar & WOOD BURNING FIREPLACE with gas assist offers a wonderful space to hang out. Powder Room + very recently updated MUDROOM/Laundry with loads of storage, complete this level. Upstairs comprises 3 generous sized Bedrooms. Superb Master Suite with VAULTED Ceiling, Walk -In Closet & ultra practical adjoining Nursery, Office or Dressing Room! The Luxurious En-Suite features Dual Sinks, SEPARATE Toilet Room, Shower, Free Standing Tub + In Floor Heat. Loads more Living space in the BRIGHT, Fully Developed LOWER LEVEL WALK OUT sporting a Large Rec Room, Bedroom, Full Bath + Office. EXTENSIVE RENOVATIONS include all Windows, Bathrooms, Kitchen, Flooring, Carpets, recessed Lighting + Fixtures, Electrical, removal of all Poly B, concrete Driveway, Painting & Window Coverings. Current owners further elevated this gorgeous home with customized cabinetry & storage in the Mud Room, Laundry & Nursery, added Central A/C & Vacuum System, Landscaped plus installed the stairway & hall Carpet Runner. EXCELLENT LOCATION. WALK to Shopping + the West LRT! Close to GREAT SCHOOLS, Ernest Manning, Battalion Park, Rundle. Minutes to downtown. Nearby amenities of West Side Rec Center, West Hills, Aspen Landing. Quick access to downtown + Stoney Trail . DON'T Miss this one!**

Inclusions: **kids play set + fireplace in back yard, extra bricks for patio area**

Property Listed By: **RE/MAX Realty Professionals**

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













