

## 171 SIERRA MORENA Terrace, Calgary T3H 3A2

MLS®#: A2145973 Area: Signal Hill Listing 07/02/24 List Price: **\$700,000** 

Status: **Active** County: Calgary Change: -\$20k, 11-Nov Association: Fort McMurray

Date:

**General Information** 

Residential Prop Type: Sub Type: Semi Detached (Half

> Duplex) Finished Floor Area Calgary Abv Saft:

> > 1991 Low Sqft: Ttl Saft:

8.073 saft

Lot Shape:

Access:

City/Town:

Year Built:

Lot Sz Ar:

Lot Information

Lot Feat: Back Yard, Corner Lot, Lawn, Landscaped, Treed Park Feat:

Double Garage Attached, Garage Door Opener, Insulated, Paved

1,398

1.398

DOM

141

Layout

3 (2 1 )

Side

8

2

3.0 (3 0)

Bungalow, Side by

Beds:

Baths:

Style:

**Parking** Ttl Park:

Garage Sz:

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Fireplace(s), Forced Air, Natural Gas Heating: Concrete, Stucco, Wood Frame

Sewer: Flooring:

Ext Feat: **Balcony, Private Yard** Carpet, Ceramic Tile, Hardwood, Linoleum

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Other, Refrigerator, See Remarks, Washer, Window Coverings Int Feat: Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, Quartz Counters, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In

Closet(s)

**Utilities:** Room Information

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

Storage Lower 29`3" x 17`5"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-C2

Legal Desc: **9111737** 

Remarks

Pub Rmks:

PRICE REDUCTION ALERT! 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 Lower 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









