



THE
A-TEAM

**RE/MAX
FIRST**

171 SIERRA MORENA Terrace, Calgary T3H 3A2

MLS®#: **A2145973**

Area: **Signal Hill**

Listing Date: **07/02/24**

List Price: **\$719,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 25-Aug**

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

76

Layout

Beds:

3 (2 1)

Baths:

3.0 (3 0)

Style:

Bungalow,Side by

Side

Parking

Ttl Park:

8

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: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,Private Yard**

Construction:

Concrete,Stucco,Wood Frame

Flooring:

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	Dimensions
4pc Bathroom	Main	8`10" x 5`1"
Bedroom	Main	12`4" x 11`9"
Kitchen	Main	9`1" x 12`2"
Living Room	Main	18`8" x 26`7"
4pc Bathroom	Lower	8`7" x 7`10"
Kitchen	Lower	10`4" x 12`11"

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





171 Sierra Morena Terrace SW, Calgary, AB

Main Floor Exterior Area 1288.83 sq ft
Interior Area 1284.71 sq ft
Excluded Area 400.12 sq ft



PREPARED: 2024/06/20



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

171 Sierra Morena Terrace SW, Calgary, AB

Basement (Below Grade) Exterior Area 1231.68 sq ft
Interior Area 1193.18 sq ft



PREPARED: 2024/06/20



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