



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: **\$700,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 11-Nov**

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

172

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"

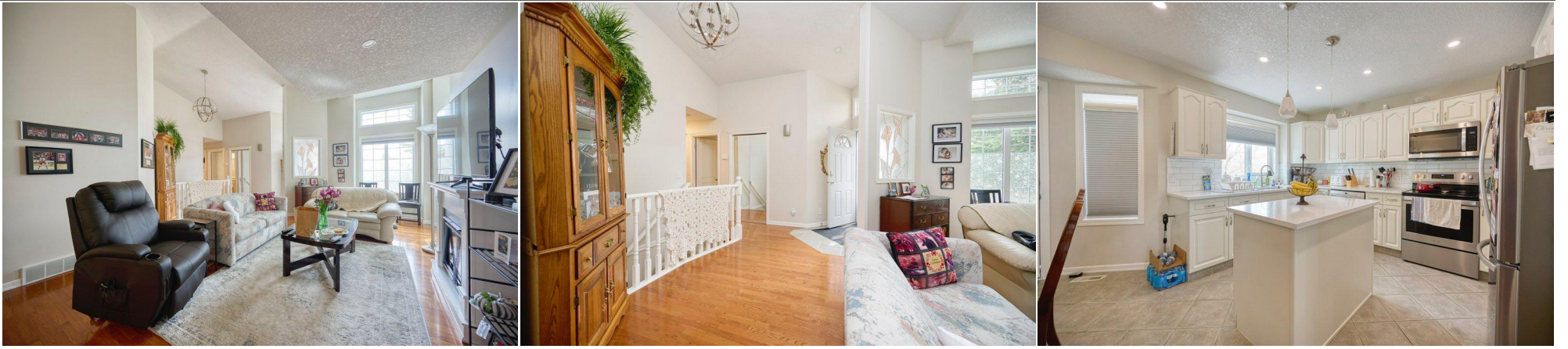
Storage **Lower** **29`3" x 17`5"** Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C2**
Legal Desc: **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 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







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 1190.18 sq ft



PREPARED: 2024/06/20



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