



THE
A-TEAM

**RE/MAX
FIRST**

244 SIERRA MORENA Place, Calgary T3H 2X3

MLS®#: **A2160916** Area: **Signal Hill** Listing Date: **09/05/24** List Price: **\$899,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1991**
Lot Information
 Lot Sz Ar: **6,469 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,903**
 Low Sqft:
 Ttl Sqft: **1,903**

DOM

13
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Landscaped,Many Trees,Street Lighting**
 Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Shake**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Separate Entrance,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`5" x 11`5"
Kitchen	Main	13`6" x 13`2"
Family Room	Main	15`9" x 14`4"
4pc Bathroom	Main	13`4" x 4`11"
Bedroom - Primary	Main	13`5" x 14`10"
Bedroom	Lower	11`9" x 14`8"
Bedroom	Lower	9`5" x 12`9"

Room	Level	Dimensions
Dining Room	Main	16`2" x 12`3"
Breakfast Nook	Main	8`1" x 15`8"
Bedroom	Main	17`2" x 9`8"
Bedroom	Main	13`5" x 9`10"
Game Room	Lower	27`11" x 39`10"
Furnace/Utility Room	Lower	12`10" x 27`4"
3pc Bathroom	Lower	9`8" x 8`7"

5pc Ensuite bath

Main

9`10" x 12`6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-C1

9011261

Remarks

Pub Rmks:

Beautiful and unique walk out bungalow in great bay location. Fully developed walk out basement plus separate entry. Stone and stucco exterior with wood batten accents. This home boasts 17 foot ceilings on main floor that open up to 6 skylights for an amazing bright open home. Large front living room and dining area. Livingroom with large floor to ceiling arched window to match the arched window in the main entry. Large dining room can host even large family dinners and has glass block accents. The hall, kitchen and nook areas boast gleaming hardwood floors. Kitchen is huge with rich generous oak cabinets, lots of counter space plus large center island with built in breakfast bar and phone desk area. The kitchen is open to the family room and this area enjoys lots of natural light from overhead skylights. Functional and spacious family room with feature brick gas fireplace and garden door to large outdoor living space with retractable awning. Primary bedroom with walk in closet, two windows and an upgraded 5 pce ensuite bath with large granite vanity with 2 sinks, large soaker tub, glass shower and tile floors. Array of natural light from glass block accents. Bedroom 2 can be a flex room with fold down murphy bed or leave it up and use as office or den. Bedroom 3 has a cheater ensuite door to 4 pce bath. The lower walk out basement offers another 1400 sq ft in living space and has endless use possibilities. Large front bedroom #4 with french glass doors and extra large window, huge rec room area perfect for the large family or super bowl parties! Bedroom #5 is unique with a separate garden door to back yard. The rec room area has full walk out door to back covered patio. Massive utility room that has lots and lots of storage and a large laundry area. The furnace has just been serviced (see supplements) the shakes were just checked and serviced with a 2 year guarantee (supplements). This unique and wonderful home suits families and empty nesters alike. Great location in quiet bay on corner with great access to schools, shopping, parks, paths, Westside Rec center and west to mountains.

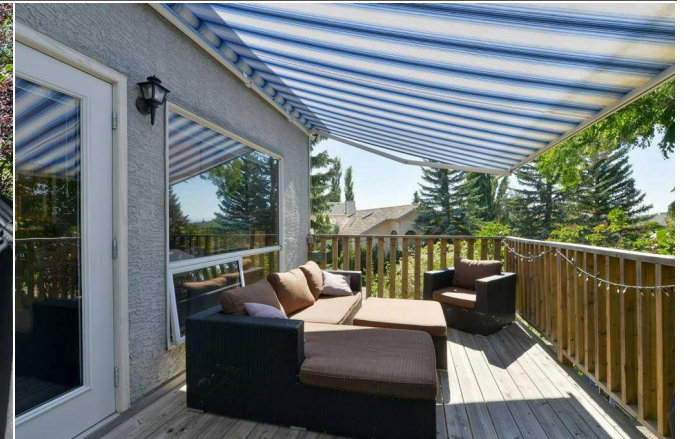
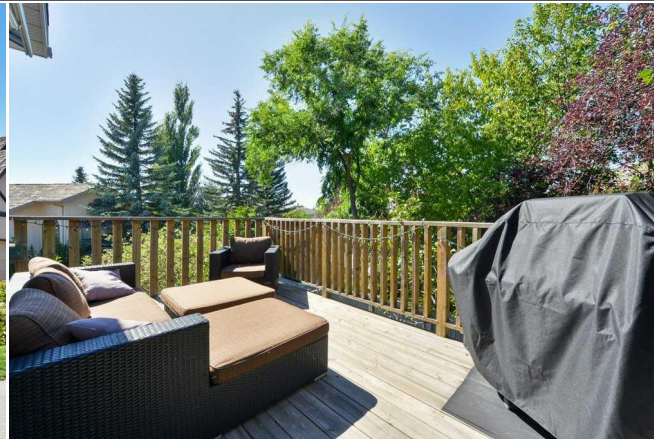
Inclusions:

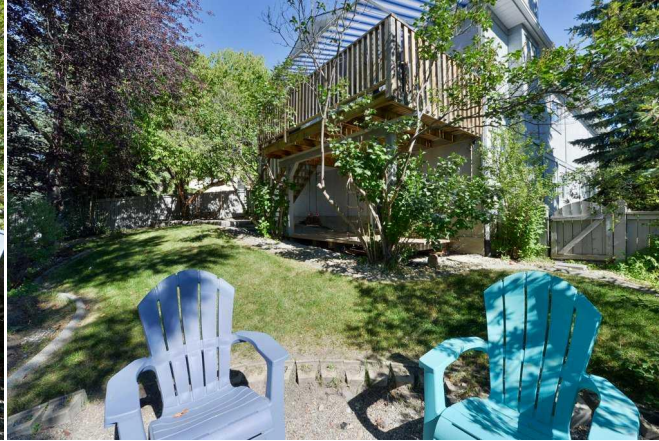
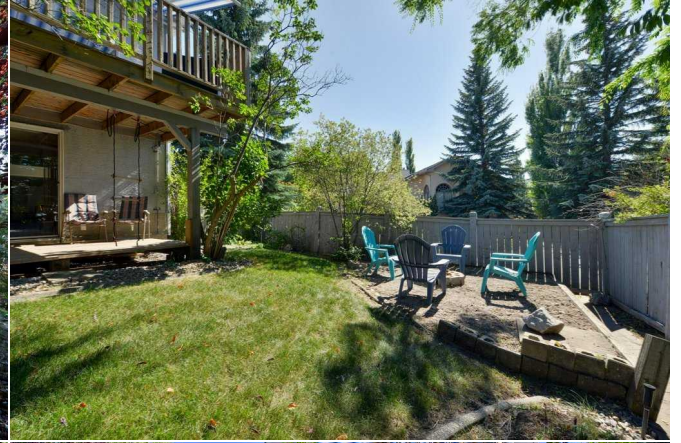
Property Listed By:

Basement Fridge, motorized back awning

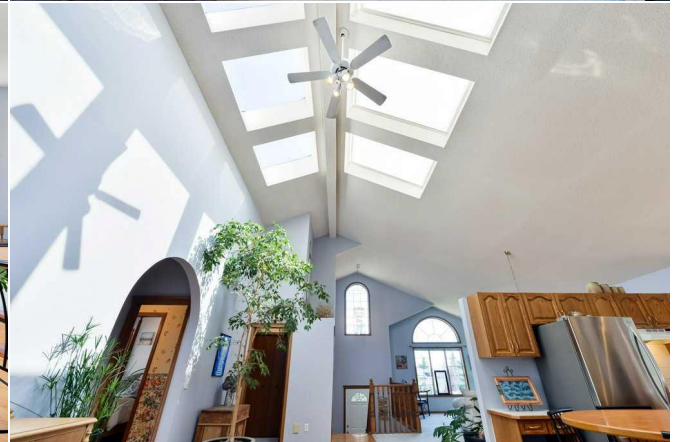
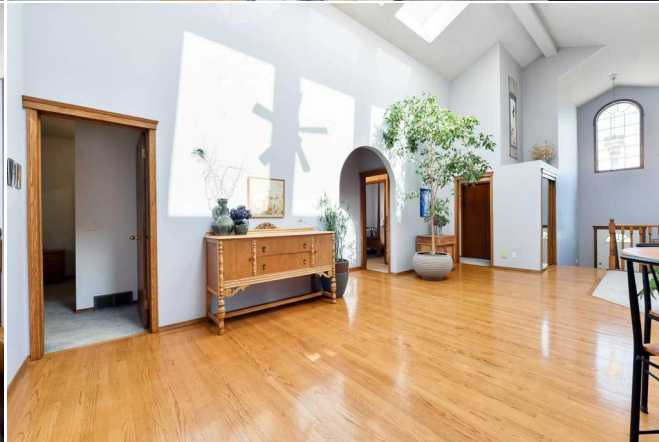
RE/MAX Realty Professionals

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

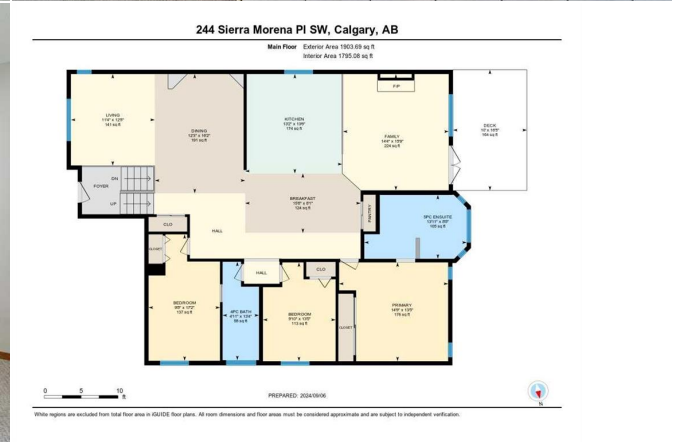
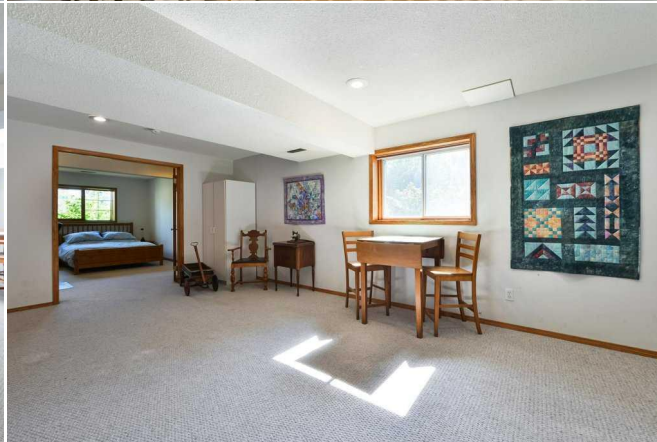












244 Sierra Morena Pl SW, Calgary, AB

Basement (Below Grade) Exterior Area 1475.24 sq ft
Interior Area 1362.87 sq ft
Excluded Area 778.35 sq ft



0 5 10 ft
PREPARED: 2024/09/06
While figures 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.