



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**472 SIERRA MORENA Place, Calgary T3H 2X2**

MLS®#: **A2160999**      Area: **Signal Hill**      Listing Date: **09/19/24**      List Price: **\$890,000**  
 Status: **Active**      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: **6,436 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,202**  
 Low Sqft:  
 Ttl Sqft: **2,202**

DOM

**9**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Fruit Trees/Shrub(s),Garden,Landscaped,Underground Sprinklers**  
 Park Feat: **Double Garage Attached,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Garden,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Range,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Sump Pump(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`9"
Dining Room	Main	14`5" x 9`6"
Kitchen	Main	15`5" x 15`10"
Mud Room	Main	8`11" x 8`9"
5pc Ensuite bath	Upper	16`6" x 11`10"
Bedroom	Upper	10`11" x 10`9"

Room	Level	Dimensions
Breakfast Nook	Main	13`2" x 6`1"
Family Room	Main	15`10" x 13`11"
Living Room	Main	12`0" x 14`9"
4pc Bathroom	Upper	9`0" x 5`0"
Bedroom	Upper	12`3" x 9`9"
Bedroom - Primary	Upper	14`6" x 19`8"

Walk-In Closet  
Den  
Game Room

Upper  
Basement  
Basement

8`8" x 6`4"  
11`7" x 12`6"  
18`2" x 16`2"

3pc Bathroom  
Laundry  
Storage

Legal/Tax/Financial

Basement  
Basement  
Basement

9`5" x 9`6"  
9`5" x 5`11"  
30`1" x 24`3"

Title:  
**Fee Simple**  
Legal Desc:

9012477

Zoning:  
R-C1

Remarks

Pub Rmks:

**Welcome to this exceptional home in the sought-after community of Signal Hill, nestled in a quiet cul-de-sac. With 3 bedrooms, 3.5 bathrooms, and over 3,300 square feet of well-designed living space, this residence is perfect for creating lasting memories. As you approach, the home's charming curb appeal stands out, featuring a well-manicured lawn and thoughtfully designed landscaping. Step into the elegant entrance and be greeted by a bright, open main floor. Hardwood flooring adds a touch of sophistication, while expansive windows flood the space with natural light. The formal dining and living rooms, with their refined design, are perfect for hosting special occasions. The layout of the main floor ensures seamless flow, making it ideal for both entertaining and everyday living. The kitchen is a chef's dream, featuring sleek white cabinetry, granite countertops, stainless steel appliances, and an island. With plenty of cupboard and counter space, along with a corner pantry, this kitchen is as functional as it is stylish. The adjacent breakfast nook provides ample space for family meals or gatherings with friends. Afterward, unwind in the inviting family room, complete with a cozy 3-way gas fireplace and recessed lighting that creates a warm and welcoming ambiance. A convenient mudroom and 2-piece bathroom complete the main floor. Upstairs, the tranquil bedrooms offer comfort and privacy. The expansive primary bedroom features a generous walk-in closet and a luxurious 5 piece ensuite with dual sinks, a soaking tub, and a standalone shower. Two additional bedrooms, each with ample closet space, share a well-appointed 4-piece bathroom. The fully finished basement enhances your living space with a spacious rec room and a versatile flex room, perfect for a home office, both sharing a two-sided fireplace. Large windows brighten the area with natural light. This level also includes a 3-piece bathroom with a full-size stylish tiled steam room for ultimate relaxation, in-floor heating for cozy comfort, and a laundry room with a sink and plenty of storage. Outside, enjoy a private, fully fenced yard with mature trees, shrubs, and fruit trees, creating a serene garden space perfect for kids and pets. The deck is ideal for morning coffee or summer BBQs. Backing onto green space, the home offers tranquility and privacy. Additional features include an outdoor storage shed, a double attached garage, and air conditioning to ensure comfort during hot summer nights. Signal Hill offers a wealth of amenities, including Signal Hill Centre with shops, restaurants, and a movie theatre, as well as a public library. You'll also find nearby parks, playgrounds, and schools, both public and private. The area boasts easy access to Stoney Trail, the Westside Rec Centre, and walking/biking paths, making it ideal for both outdoor enthusiasts and commuters. With proximity to bus routes and the LRT station, convenience is at your doorstep.**

Inclusions:  
Property Listed By:

**Shed, Cedar Planter in front of deck  
Real Broker**

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









