



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6530 SIERRA MORENA Boulevard, Calgary T3H 3C6**

MLS®#: **A2162331**

Area: **Signal Hill**

Listing Date: **09/06/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1998**

Lot Information

Lot Sz Ar: **6,705 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,621**  
Low Sqft:  
Ttl Sqft: **1,621**

DOM

**12**  
Layout  
Beds: **3 (2 1 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Street Lighting**  
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Refrigerator,Stove(s),Window Coverings**  
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

| Room              | Level    | Dimensions     |
|-------------------|----------|----------------|
| Living Room       | Main     | 16`0" x 12`9"  |
| Dining Room       | Main     | 13`7" x 9`11"  |
| Bedroom - Primary | Main     | 15`9" x 15`4"  |
| Bedroom           | Main     | 11`11" x 10`1" |
| Laundry           | Main     | 9`7" x 7`10"   |
| Family Room       | Basement | 27`7" x 19`1"  |
| Bedroom           | Basement | 12`9" x 11`1"  |

| Room             | Level    | Dimensions     |
|------------------|----------|----------------|
| Kitchen          | Main     | 14`0" x 10`6"  |
| Breakfast Nook   | Main     | 8`0" x 7`1"    |
| 4pc Ensuite bath | Main     | 11`9" x 8`5"   |
| Foyer            | Main     | 10`11" x 7`11" |
| 4pc Ensuite bath | Main     | 7`11" x 5`8"   |
| Game Room        | Basement | 18`6" x 16`4"  |
| 4pc Bathroom     | Basement | 8`4" x 5`2"    |

