

6530 SIERRA MORENA Boulevard, Calgary T3H 3C6

A2162331 List Price: \$899,900 MLS®#: Area: Signal Hill Listing 09/06/24

Status: Active Calgary Change: None Association: Fort McMurray County:

Date:



General Information

Prop Type: Sub Type: Detached City/Town:

Lot Information

Lot Shape:

Year Built: 1998

Lot Sz Ar:

Access:

Lot Feat: Park Feat: Residential

Calgary

Finished Floor Area Abv Saft: Low Sqft:

6,705 sqft Ttl Sqft:

<u>Parking</u> Ttl Park:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

12

2 2 Garage Sz:

3 (2 1)

3.0 (3 0)

Bungalow

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

1,621

1,621

Utilities and Features

Roof: **Asphalt Shingle**

Heating: Fireplace(s),Forced Air

Sewer:

Private Yard Ext Feat:

Construction:

Stucco, Wood Frame

Flooring:

Carpet, Ceramic Tile, Hardwood

Water Source: Fnd/Bsmt:

Poured Concrete

Dishwasher, Garage Control(s), Refrigerator, Stove(s), Window Coverings Kitchen Appl:

Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s) Int Feat:

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`0" x 12`9"	Kitchen	Main	14`0" x 10`6"
Dining Room	Main	13`7" x 9`11"	Breakfast Nook	Main	8`0" x 7`1"
Bedroom - Primary	Main	15`9" x 15`4"	4pc Ensuite bath	Main	11`9" x 8`5"
Bedroom	Main	11`11" x 10`1"	Foyer	Main	10`11" x 7`11"
Laundry	Main	9`7" x 7`10"	4pc Ensuite bath	Main	7`11" x 5`8"
Family Room	Basement	27`7" x 19`1"	Game Room	Basement	18`6" x 16`4"
Bedroom	Basement	12`9" x 11`1"	4pc Bathroom	Basement	8`4" x 5`2"

Storage	Basement	10`10" x 9`6"	Furnace/Utility Room	Basement	17`2" x 10`10"					
Legal/Tax/Financial										
Title:		Zoning:								
Fee Simple		R-C1								
Legal Desc:	9711824									
			Remarks							
Pub Rmks:	this home is located formal dining room is with granite counter ceilings and a cozy gobedroom is your own bedroom can be foun The walkout basements bathroom. Doors fro	This meticulously maintained bungalow offers the perfect blend of comfort and convenience. Nestled on a large corner lot in the desirable Signal Hill community, this home is located within minutes to schools, transportation, and amenities. Upon entry, you are met with a wide and open floor plan that invites you in. The formal dining room is the perfect place for entertaining friends and family. Hardwood floors lead you into the beautiful gourmet kitchen. The kitchen is adorned with granite counter tops, stainless steel appliances, a breakfast bar, and designer tile backsplash. The kitchen opens up to a large living room with soaring vaulted ceilings and a cozy gas fireplace. A breakfast nook can be found off of the kitchen and living room with a door leading out to the large covered deck. The primary bedroom is your own retreat, complete with a walk in closet and a 4 piece ensuite with a luxurious jetted tub. A 4 piece main bathroom and good sized second bedroom can be found on the main floor. The main floor is complete with a mudroom with a hookup for washer and dryer that leads to the double attached garage. The walkout basement provides ample space for entertaining with a large family room with a cozy gas fireplace as well as a third bedroom and 4 piece main bathroom. Doors from the basement lead out to a brick patio and beautifully landscaped backyard. The home has been very well taken care of over the years with pride of ownership evident throughout. Exceptional value!								
Inclusions: Property Listed By:	Refrigerator, Dishwa Greater Property Gro		Coverings, Garage Door opener (s) wit	th Control (s), Refrigerator	in Basement					

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