

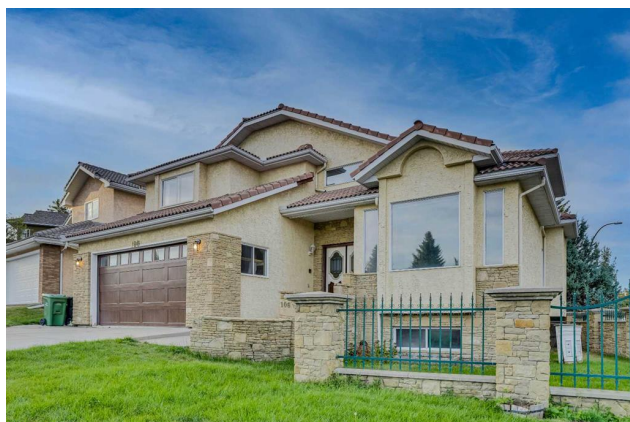


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**106 SIENNA HILLS Drive, Calgary T3H 2C8**

MLS®#: **A2163006**      Area: **Signal Hill**      Listing Date: **09/06/24**      List Price: **\$1,299,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1989**      Abv Sqft: **3,160**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **7,394 sqft**      Ttl Sqft: **3,160**  
 Lot Shape:

DOM

**75**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Corner Lot, Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Clay Tile**      Construction: **Stone, Stucco**  
 Heating: **Forced Air**      Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Awning(s), Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **High Ceilings, Jetted Tub, Natural Woodwork, Open Floorplan, Walk-In Closet(s), Wood Counters, Wood Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	14`8" x 9`6"	4pc Bathroom	Main	8`2" x 5`0"
Living Room	Main	14`6" x 17`9"	Dining Room	Main	15`6" x 11`6"
Family Room	Main	13`5" x 18`2"	Kitchen	Main	12`0" x 11`7"
Breakfast Nook	Main	10`4" x 16`5"	Laundry	Main	10`7" x 7`1"
Bedroom - Primary	Upper	24`11" x 17`2"	5pc Ensuite bath	Upper	11`9" x 12`7"
Bedroom	Upper	14`3" x 14`4"	Bedroom	Upper	14`7" x 10`1"
Bedroom	Upper	13`6" x 11`6"	4pc Bathroom	Upper	10`11" x 5`1"

**Game Room**  
**Bedroom**  
**4pc Bathroom**

**Basement**  
**Basement**  
**Basement**

**20`7" x 28`8"**  
**13`11" x 10`3"**  
**8`0" x 4`11"**

**Kitchen**  
**Bedroom**  
**Furnace/Utility Room**

**Basement**  
**Basement**  
**Basement**

**11`9" x 10`6"**  
**9`8" x 17`9"**  
**13`11" x 21`6"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**8910686**

Remarks

Pub Rmks:

**Location, location, location. Welcome to this corner lot, spacious six-bedroom home with a double car garage, located in the highly sought-after community of Signal Hill. Upon entering, you'll be greeted by soaring high ceilings and an elegant wooden stairwell, beautifully complemented by a wood-paneled wall. The main floor offers a generous living room with large windows, for plenty of natural light, a formal dining room, and a bright, open kitchen with oak cabinets, a cozy breakfast nook, and an inviting family room with a wood-burning fireplace. Additionally, there's a convenient laundry room and a full bathroom. On the upper level, you'll find a grand master bedroom with an en-suite featuring a Jacuzzi, along with three additional well-sized bedrooms and another full bathroom. The basement is incredibly spacious, offering two more bedrooms, a kitchen, and a large great room—perfect for guests or extended family. Although this home is in its original condition, it presents an incredible opportunity for buyers with a vision for renovation. This property is perfect for a large or growing family, ideally located close to shopping, public transportation, schools, walking paths, playgrounds and just a short drive from downtown. Don't miss out on the chance to make this great home your own, contact your favorite agent today!**

Inclusions:  
Property Listed By:

**None**  
**CIR Realty**

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



