

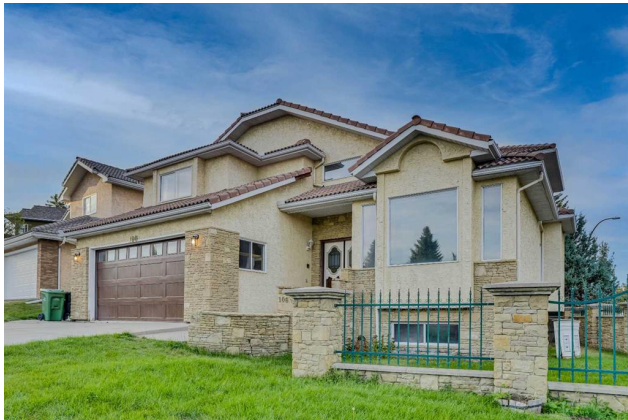


THE
A-TEAM

**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

12
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: **Open house Saturday September 14, 2024 from 12-2 pm -----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 incredible 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



