



THE
A-TEAM

**RE/MAX
FIRST**

76 SIERRA VISTA Close, Calgary T3H 3B7

MLS® #: **A2163443** Area: **Signal Hill** Listing Date: **09/08/24** List Price: **\$1,070,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **9,902 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,790**
 Low Sqft:
 Ttl Sqft: **1,790**

DOM

11
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Back Yard,Few Trees,Underground Sprinklers,Open Lot,Rectangular Lot,Sloped Down**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Clay Tile**
 Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Sump Pump(s),Walk-In Closet(s),Wet Bar,Wired for Sound,Wood Windows**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`4" x 15`2"
Dining Room	Main	16`0" x 11`0"
Bedroom - Primary	Main	18`0" x 12`8"
Foyer	Lower	19`6" x 8`0"
Game Room	Lower	16`8" x 14`0"
Laundry	Lower	9`6" x 5`6"

Room	Level	Dimensions
Kitchen	Main	16`6" x 13`2"
Breakfast Nook	Main	14`0" x 11`0"
Bedroom	Main	14`6" x 12`8"
Family Room	Lower	18`8" x 17`8"
Bedroom	Lower	13`0" x 11`0"
Furnace/Utility Room	Lower	12`2" x 5`4"

4pc Bathroom
3pc Bathroom

Main
Lower

5pc Ensuite bath

Main

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

9412538

Remarks

Pub Rmks:

***Sept 14 & 15 OPEN HOUSES CANCELLED. Welcome to a truly ONE OF A KIND custom built 1790sqft 'raised' bungalow showcasing unparalleled elegance, design and architectural refinement. Located in "The Summit", on one of the most desirable streets of Signal Hill, this meticulously maintained custom built Fancy Shack home, on a large SW facing 920sq.mt lot, offers timeless charm as well as optimal functionality, location and mountain views. Just minutes walk to the Westhills shopping and entertainment complex, Battalion Park elementary school, parks, playgrounds and outdoor rinks, and quick access to the new ring road, this true Estate home must be seen to be truly appreciated. Stepping inside you will immediately notice the attention to detail, the thoughtfully considered use of space for family enjoyment and the evident pride of ownership. The large foyer with custom tile detail leads upstairs where beautiful hardwood floors, high ceilings and expansive windows illuminate the open concept living space. The spacious living room features a cozy gas fireplace and wall of windows, seamlessly flowing into the breakfast area and formal dining room adorned with artisan sculpted ceiling details and a built-in sideboard, complemented by access to the generously sized back deck. The kitchen boasts top of the line stainless steel appliances, raised breakfast bar for morning coffee, a gas range on the central island, ample cabinetry and granite countertops. The primary bedroom is a serene retreat with large windows and a two-way gas fireplace into the spacious ensuite featuring a corner tub, separate shower, dual vanities and walk in closet. A second bedroom, complete with Murphy bed and built in desk, offers French door access to the back deck with a four-piece bathroom nearby for enhanced convenience. Descend to the lower level, where in-slab heating ensures year round comfort. The family room with a third gas fireplace, custom built ins, stone tile flooring and wet bar is an inviting space for gatherings and relaxation. The adjacent flex room with access to the private front patio is the perfect space for a gym, office or playroom and a 3 pc bathroom, third bedroom and access to the oversized garage complete this level. This floor plan is PERFECT for empty nesters who appreciate luxury design elements and attention to detail - including air conditioning and exterior irrigation system. This home is the true definition of refinement and offers a rare opportunity to experience elevated living in one of Calgary's most sought-after neighbourhoods.**

Inclusions:
Property Listed By:

**Wet bar fridge, murphy bed
MaxWell Capital Realty**

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











