



THE
A-TEAM

**RE/MAX
FIRST**

138 SIENNA HEIGHTS WAY , Calgary T3H 3T5

MLS®#: **A2164988**

Area: **Signal Hill**

Listing Date: **09/12/24**

List Price: **\$899,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1999**
Lot Information
Lot Sz Ar: **6,329 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,636**
Low Sqft:
Ttl Sqft: **1,636**

DOM

7
Layout
Beds: **4 (1 3)**
Baths: **3.5 (3 1)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Many Trees,Private**
Park Feat: **Double Garage Attached,Front Drive,Insulated,Side By Side**

Utilities and Features

Roof: **Cedar Shake**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Private Entrance,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Chandelier,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Storage,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	16`5" x 13`8"	Living Room	Main	14`0" x 17`1"
Kitchen	Main	11`11" x 15`2"	Breakfast Nook	Main	11`1" x 11`2"
Den	Main	10`11" x 9`11"	Laundry	Main	7`0" x 10`3"
Bedroom - Primary	Main	13`10" x 15`8"	Walk-In Closet	Main	4`10" x 10`5"
5pc Ensuite bath	Main	10`8" x 14`5"	2pc Bathroom	Main	4`10" x 6`4"
Bedroom	Basement	10`8" x 18`7"	Bedroom	Basement	10`2" x 13`3"
Bedroom	Basement	12`9" x 16`2"	Family Room	Basement	14`0" x 38`7"

Furnace/Utility Room
3pc Ensuite bath

Basement
Basement

10`8" x 7`9"
5`2" x 7`5"

Storage
4pc Bathroom
Legal/Tax/Financial

Basement
Basement

23`8" x 9`9"
4`11" x 7`7"

Title:
Fee Simple
Legal Desc:

9811088

Zoning:
DC

Remarks

Pub Rmks:

Experience refined living in this exceptional walk-out Estate level Bungalow, nestled in the prestigious Signal Hill neighbourhood in SW Calgary. This home offers over 3,100+ Square Feet and with 4 large bedrooms, a main floor den, 3.5 baths, double car attached garage, and walk-out oversized family room this home has it all! This stunning residence features grand vaulted ceilings that enhance the open concept design and allow for an exceptional array of natural lighting throughout the entire main floor. This home was also meticulously upgraded since built boasting premium stainless appliances, advanced mechanical systems with dual hot water tanks (2023), Furnace and Air Conditioning Unit (2013), elegant countertops & hardwood (2013), custom tile and backsplash work (2013), and outdoor upgrades to the deck and landscaping. (2021). With the outdoors in mind this home was upgraded with terraced retaining walls allowing for entertaining spaces and quiet moments in the back yard. Surrounded by mature trees and lush greenery this home offers a blend of privacy and peaceful nature. This thoughtfully designed home offers seamless transitions between living spaces, making it perfect for both relaxing and entertaining. With Signal Hill Convenience is key, with easy access to a range of local amenities, including shopping centres, scenic parks, and vibrant playgrounds and minutes away from nearby schools. Whether you're strolling through the nearby green spaces or taking advantage of the close-by retail options, you'll find everything you need within reach. Impeccably maintained and beautifully presented, this bungalow offers a harmonious blend of luxury and comfort, making it a standout choice in the coveted Signal Hill community. (No Poly-B Found in Home)

Inclusions:
Property Listed By:

None
RE/MAX House of Real Estate

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











