



THE
A-TEAM

**RE/MAX
FIRST**

519 SIERRA MORENA Court, Calgary T3H 3C2

MLS®#: **A2166008** Area: **Signal Hill** Listing Date: **09/23/24** List Price: **\$1,065,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1994**
Lot Information
 Lot Sz Ar: **6,587 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Cul-De-Sac,Lawn,Landscaped,Pie Shaped Lot,Views**
 Park Feat: **Double Garage Attached,Oversized**

Finished Floor Area
 Abv Sqft: **2,340**
 Low Sqft:
 Ttl Sqft: **2,340**

DOM
5
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco**
 Heating: **Forced Air** Flooring: **Carpet,Tile**
 Sewer: Water Source:
 Ext Feat: **Other,Private Entrance** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Breakfast Nook	Main	8`10" x 4`11"
Dining Room	Main	21`2" x 14`8"	Foyer	Main	10`10" x 6`6"
Kitchen	Main	14`5" x 17`11"	Living Room	Main	11`6" x 17`11"
4pc Bathroom	Second		5pc Ensuite bath	Second	
Bedroom	Second	11`11" x 10`0"	Bedroom	Second	11`11" x 13`4"
Bedroom - Primary	Second	14`6" x 17`2"	Family Room	Second	18`0" x 21`11"

4pc Bathroom
Bedroom
Kitchen

Basement
Basement
Basement

11`4" x 13`2"
13`6" x 8`6"

Bedroom
Breakfast Nook

Basement
Basement

9`8" x 13`2"
8`8" x 5`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

9212112

Remarks

Pub Rmks:

Enjoy this upgraded two-story home located in a quiet cul-de-sac with a MASSIVE PIE SHAPED SOUTH BACKYARD plus a WALK-OUT BASEMENT WITH an illegal SUITE. As you enter you will see no detail was overlooked. The bright open concept main floor has oversized HEATED TILE FLOORS, paint finish ceilings and designer lighting. The kitchen is a focal point with custom ceiling-height cabinets, an expansive island, gorgeous tile backsplash, quartz counters, upgraded appliances including a gas range, and a corner pantry for additional storage. Adjacent is the breakfast nook and the living room featuring a fireplace with stone detail making it ideal for entertaining. Off the kitchen is direct access to your SUNNY LARGE DECK SURROUNDED BY MATURE TREES and VIEWS of the valley! Completing the main is a formal dining room or playroom, powder room, laundry and mudroom. The bonus room is situated on its own level with soaring vaulted ceilings and showcases a gas fireplace with stone detail, perfect for family movies or games night. On the second level there are two sizable bedrooms, a gorgeous 4pc bath with stone counters and a noteworthy primary room. This Primary is a true sanctuary with mountain views, a large separate walk-in closet with built-ins and a spectacular spa inspired ensuite. This luxurious space has floor to ceiling tiled walls, a large soaker tub, separate 10mil fully tiled shower, dual sinks and heated floors. The lower level is completely self-contained with a separate entrance, kitchen and dining space, a private living, bedroom, 4pc bath and laundry room. Ideal for passive income or a multi-generational family. Other noteworthy features include an oversized paint finish garage with new contemporary door, new window coverings, all new plumbing (no poly B), new hardware, doors, and freshly painted. This is truly an incredible opportunity to live in the highly sought after neighbourhood of Signal Hill, close to the mountains, shopping and excellent school. Schedule a private showing or view the virtual tour today!

Inclusions:
Property Listed By:

Basement washer/dryer, basement fridge, basement electric stove, basement hood fan,
CIR Realty

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











