



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**17 SIERRA MORENA Villas, Calgary T3H 3J5**

MLS®#: **A2166908** Area: **Signal Hill** Listing Date: **09/19/24** List Price: **\$499,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **1994**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,356**  
 Low Sqft:  
 Ttl Sqft: **1,356**

DOM  
**0**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Yard,Lawn,Garden,Low Maintenance Landscape,Greenbelt,Landscaped,See Remarks**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**  
 Construction: **Brick,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks,Storage,Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`3" x 13`11"	Kitchen	Main	12`0" x 11`3"
Dining Room	Main	8`11" x 7`4"	Den	Upper	5`2" x 3`11"
Bonus Room	Upper	9`0" x 7`4"	Family Room	Lower	12`3" x 10`7"
Laundry	Lower	7`6" x 5`8"	Flex Space	Lower	10`9" x 9`1"
Bedroom - Primary	Upper	13`11" x 10`7"	Bedroom	Upper	9`8" x 9`6"
Bedroom	Lower	10`1" x 9`6"	4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"

3pc Bathroom

Lower

0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:  
**\$535**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d30**

Legal Desc: **9510122**

Remarks

Pub Rmks: **RARE FIND in SIGNAL HILL SW! Discover this stunning executive semi-detached home offering 2+1 bedrooms and 3.5 baths across a generous 2007 SF of developed space. Ideally situated within walking distance of the vibrant West Hills & Signal Hill shopping, dining, and entertainment district, you'll also enjoy easy access to Mount Royal University, Westside Rec Center, Grey Eagle Resort, Glenmore Reservoir, Rockyview Hospital, and the new Stoney Trail ring road. Step inside to a welcoming foyer that invites natural light into the open-concept main floor, showcasing gleaming oak hardwood floors, vaulted ceilings, and fresh paint that exude a warm ambiance. The living room, complete with a cozy gas fireplace, seamlessly flows into the timeless white kitchen, featuring new countertops, a modern sink and backsplash, stainless steel appliances, and ample counter and cupboard space. The adjacent dining area is perfect for family gatherings, with patio doors leading to an updated composite deck and stone patio—an ideal setting for morning coffee or evening relaxation. Ascend to the upper level, where you'll find a spacious primary suite with a custom walk-in closet renovation and a beautifully renovated 4-piece ensuite. The second bedroom has easy access to another renovated 4-piece bathroom, while a convenient bonus/loft area offers the perfect space for a home office, craft room, or private retreat. The fully developed lower level features a third bedroom with a 3-piece ensuite, making it perfect for teens or guests, alongside a large family room, den/workout area, storage, and laundry room. The complex is quiet and well-maintained, with new asphalt recently completed for added convenience. Don't miss the opportunity to make this gorgeous home yours—book your viewing today before it's gone!**

Inclusions: **NA**  
Property Listed By: **2% Realty**

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









