



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**167 SIERRA MORENA Terrace, Calgary T3H 3A2**

MLS® #: **A2167928**

Area: **Signal Hill**

Listing Date: **09/23/24**

List Price: **\$724,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,407**

Year Built:

**1991**

Low Sqft:

Ttl Sqft:

**1,407**

Lot Information

Lot Sz Ar:

**6,167 sqft**

Lot Shape:

DOM

**5**

Layout

Beds:

**3 (2 1 )**

Baths:

**3.0 (3 0)**

Style:

**Bungalow,Side by**

**Side**

Parking

Ttl Park:

**6**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,City Lot,Cul-De-Sac,Lawn,Landscaped,Street Lighting,Rectangular Lot,Treed  
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Stucco**

Flooring:

**Carpet,Hardwood,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat:

**Double Vanity,Kitchen Island,No Smoking Home,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>17`1" x 18`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`5" x 9`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>17`11" x 16`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 12`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>12`0" x 5`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`1" x 11`1"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`4" x 14`10"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>12`1" x 8`9"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>9`5" x 8`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 8`6"</b>
<b>Family Room</b>	<b>Basement</b>	<b>14`6" x 17`8"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`11" x 7`1"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9111737**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**Fabulous villa style bungalow with gleaming hardwood floors throughout the main living areas. Bright open and spacious floor plan welcomes you to one level living. Living and dining room are perfect for entertaining or just your own enjoyment. The kitchen has great working space with plenty of cupboards and counters including an island and cozy breakfast nook. Just off this great space is the large maintenance free deck overlooking the serene backyard. The primary bedroom is a wonderful place to retreat to, it is complete with walk in closet and luxurious ensuite with large vanity, double sinks, separate shower and soaker tub. The second bedroom is privately located away from the primary bedroom and has easy access to the second bathroom. Main floor laundry finishes this level. Downstairs is perfect for guests with a third bedroom and bath. The large family room features a gas fireplace. There is loads of storage or more development potential. This home is perfect for having visitors the driveway is extra long and can accommodate six cars easily. The location is great, close to shopping, transit and easy access to Stoney Trail. The best part is this is not a condo instead you have a Home Owners Association that takes care of snow removal and lawns.**

Inclusions:  
Property Listed By:

**N/A**  
**Real Estate Professionals Inc.**

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









