



THE
A-TEAM

**RE/MAX
FIRST**

515 SIERRA MORENA Place, Calgary T3H 2X1

MLS®#: **A2168099**

Area: **Signal Hill**

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

List Price: **\$1,000,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1993**

Finished Floor Area

Abv Sqft: **2,448**
Low Sqft:
Ttl Sqft: **2,448**

Lot Information

Lot Sz Ar: **5,618 sqft**
Lot Shape:

DOM

5

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

**Backs on to Park/Green Space,Cul-De-Sac,Environmental Reserve,Greenbelt,No Neighbours Behind,Landscaped,Pie Shaped Lot
Double Garage Attached**

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Breakfast Bar,Central Vacuum,Double Vanity,French Door,Granite Counters,No Animal Home,No Smoking Home,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`4" x 12`0"	Family Room	Main	17`7" x 17`7"
Kitchen	Main	16`3" x 10`10"	Dining Room	Main	13`5" x 10`0"
Breakfast Nook	Main	10`6" x 10`6"	Den	Main	10`6" x 9`7"
Laundry	Main	10`11" x 5`4"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	15`6" x 12`7"	5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	12`10" x 11`2"	Bedroom	Upper	11`7" x 9`5"
4pc Bathroom	Upper	0`0" x 0`0"	Game Room	Lower	21`4" x 17`7"

Bedroom
4pc Bathroom

Lower
Lower

11`10" x 10`9"
0`0" x 0`0"

Game Room
Furnace/Utility Room
Legal/Tax/Financial

Lower
Lower

16`6" x 14`8"
0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

9212112

Zoning:
R-CG

Remarks

Pub Rmks:

LOCATION ALERT!! This two storey walkout offers 3620 sq ft of living space over three levels, is ideally situated on a quiet cul de sac, backing the path system in Signal Hill, a short walk to the many shops and services at Westhills and a short walk to Battalion Park School - this is a GREAT family home. This home blends traditional with functional... spectacular, sight finished hardwoods, 9 ft ceilings on all three levels, a STRIKING staircase offering flow from one floor to the next, elegant ceiling and window details, an abundance of natural light and finished in a soft palette throughout... INVITING! On arrival you will note no neighbours on one side, or in the back presenting a private and quiet space. Entering, the staircase and tastefully decorated living room & dining room will catch your eye. The floor plan leads to the Great Room in back, marrying a comfortable family room with an open kitchen and breakfast nook...large west facing windows harness the sun creating a WARM & INVITING space. The striking staircase will lead you upstairs where the primary suite is tucked behind French doors and features a tray ceiling, sitting area, double sided fireplace and a 5pc en suite... with a WARM western exposure and overlooking the mature rear yard and pathways - RESTFUL! The two additional beds up are well-sized and share a full 4pc bath. The walkout level shouts fun.... a second family room with wet bar, open to a rec room featuring a pool table and direct access to the rear patio and yard... summer gatherings will lead here. There is a fourth bed and full bath down as well. This home has been exceptionally well maintained, offering an easy & clean transition for its new family.... We invite your call to show.

Inclusions:
Property Listed By:

BBQ, Entertainment unit, Pool table & accessories, 2 TV's
RE/MAX First

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











