



THE A-TEAM

RE/MAX FIRST

2281 SIROCCO Drive, Calgary T3H3M3

MLS@#: A2169397 Area: Signal Hill Listing Date: 10/02/24 List Price: \$1,199,999
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1996
Lot Sz Ar: 5,209 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,527
Low Sqft:
Ttl Sqft: 1,527

DOM: 4
Layout:
Beds: 4 (2 2)
Baths: 3.0 (3 0)
Style: Bungalow
Parking:
Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Landscaped, Treed, Views
Park Feat: 220 Volt Wiring, Double Garage Attached, Driveway, Garage Door Opener, Off Street

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: BBQ gas line, Dog Run, Garden
Construction: Asphalt, Concrete, Mixed, Stucco, Wood Frame
Flooring: Ceramic Tile, Hardwood, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Central Air Conditioner, Convection Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Wine Refrigerator
Int Feat: Bar, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 3pc Bathroom, Bedroom, Foyer, Laundry, etc. with their respective levels and dimensions.

Family Room  
Furnace/Utility Room

Basement  
Basement

25`4" x 19`3"  
21`10" x 13`7"

Other

Basement

14`3" x 9`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9512847**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**OPEN HOUSE: 1 PM - 4 PM on OCT 06, OCT 12, & OCT 13, 2024. \*\*Exclusive Luxury Farm-Style walkout Bungalow with mountain view in Signal Hill\*\* Seize the opportunity to own this fully renovated farm-style bungalow, a true gem with a developed walkout basement and breathtaking mountain views. This exquisite home features 4 spacious bedrooms and 3 full bathrooms, adorned with modern light fixtures, vaulted ceilings, and expansive new windows that flood the space with natural light. Step onto the magnificent wall-to-wall deck, designed for effortless entertaining and tranquil relaxation amid stunning scenery. The gourmet kitchen is a chef's dream, featuring top-of-the-line KitchenAid appliances, a pull-out pantry, a custom hood fan canopy, and soft-close cabinets and drawers. Throughout the home, indulge in luxurious quartz countertops, modern tiles, and elegant hardwood flooring—even in the basement. This stunning bungalow boasts beautifully landscaped grounds, adding to its allure and functionality. Additional exclusive features include an EV charger rough-in in the attached garage, solar panels rough-in, garage heater rough-in, a new hot water tank, a new furnace, and electric fireplaces that ensure both comfort and peace of mind. With air conditioning to keep you cool during Calgary summers, and a south-facing backyard and master bedroom that invite sunlight and panoramic views, this home is truly exceptional. As you drive up the driveway, you're greeted by the striking downtown Calgary skyline to the East—a daily reminder of the vibrant city you call home. This exclusive luxury bungalow won't last long on the market. Act quickly—contact your favorite realtor today for a personal showing before it's gone!**

Inclusions:  
Property Listed By:

**N/A**  
**Greater Property Group**

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











