



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**44 SIERRA VISTA Close, Calgary T3H 3A3**

MLS®#: **A2170938**      Area: **Signal Hill**      Listing **10/04/24**      List Price: **\$1,149,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$50k, 25-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1991**      Abv Sqft: **2,263**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **5,984 sqft**      Ttl Sqft: **2,263**  
 Lot Shape:

DOM

**78**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Dog Run Fenced In,Garden,Interior Lot,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,See Remarks,Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`4" x 12`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`9" x 8`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`4" x 15`6"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>11`11" x 7`11"</b>
<b>Flex Space</b>	<b>Main</b>	<b>8`6" x 6`9"</b>	<b>Other</b>	<b>Upper</b>	<b>11`11" x 8`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>28`5" x 18`4"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`4" x 12`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`7" x 10`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`7" x 10`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`4" x 11`11"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>6pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

4pc Ensuite bath

Basement

0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9112564**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**\*\*\* Open House - Saturday, November 9 from 1 PM to 3 PM \*\*\* Explore this beautiful home in the desirable Signal Hill area! With over 3,200 square feet of living space, a walkout basement, and stunning mountain views, this property offers a wonderful opportunity for your next chapter. Situated on a quiet no-through road, you'll enjoy both privacy and easy access to community amenities. Take in the peaceful surroundings, including views of the foothills and mountains, while relaxing in your private backyard. As you arrive, you'll notice the attractive curb appeal, featuring modern colours and well-kept landscaping. Inside, the spacious living and dining area welcomes you with vaulted ceilings and natural light, complemented by a curved staircase leading to the upper level. The two-way fireplace adds warmth and connects the space to the cozy breakfast nook, just off the chef's kitchen, which includes ample counter space, storage, and quality appliances. The main floor also includes a convenient laundry/mudroom. Upstairs, the large primary bedroom offers a walk-in closet and a luxurious six-piece ensuite with heated floors and a cozy lounge area, all while enjoying beautiful mountain views. Two additional bedrooms with charming vaulted ceilings are thoughtfully separated from the primary suite, along with a full bathroom and plenty of storage. The walkout basement features in-floor heating, a fourth bedroom with an ensuite, and a spacious family/recreation room with another fireplace. Step outside to your southwest-facing yard, perfect for morning coffee, playtime, or entertaining on the upper deck.**

Inclusions:  
Property Listed By:

**N/A**  
**CIR Realty**

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





















