



THE
A-TEAM

**RE/MAX
FIRST**

832 SIERRA MORENA Place, Calgary T3H 2W8

MLS®#: **A2172140** Area: **Signal Hill** Listing Date: **10/09/24** List Price: **\$829,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1990**
Lot Information
 Lot Sz Ar: **5,274 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,862**
 Low Sqft:
 Ttl Sqft: **1,862**

DOM

20
Layout
 Beds: **4 (3 1)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Clay Tile**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Stove,Refrigerator,Washer/Dryer**
 Int Feat: **High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`8" x 3`7"	Living Room	Main	16`6" x 10`1"
Kitchen	Main	17`2" x 15`8"	Dining Room	Main	7`6" x 15`6"
Family Room	Main	13`11" x 15`0"	3pc Bathroom	Main	10`10" x 7`9"
Bedroom - Primary	Upper	14`8" x 16`10"	Walk-In Closet	Upper	6`4" x 5`4"
4pc Ensuite bath	Upper	9`2" x 8`6"	Bedroom	Upper	13`9" x 7`10"
Bedroom	Upper	11`4" x 8`8"	3pc Bathroom	Upper	7`6" x 4`11"
Game Room	Lower	25`1" x 12`4"	Bedroom	Lower	17`2" x 9`11"

3pc Bathroom

Lower

8`10" x 5`0"

Flex Space
Legal/Tax/Financial

Lower

11`5" x 4`11"

Title:
Fee Simple
Legal Desc:

9011261

Zoning:
R-CG

Remarks

Pub Rmks: **Fantastic location lovely home located in Signal Hill, on a quiet cul-de-sac and pie shaped lot, all while being just a 10 minute walk to all the amenities of Signal Hill Centre and Westhills Centre! This four bedroom, four full bathroom home offers a great layout and plenty of space for growing families. Living room and dining room with vaulted ceilings, family room with corner gas fireplace. This kitchen is great for entertaining with a large island with plenty of prep space, stainless steel appliances including gas range, and open to the main family room! The main floor also features a full bathroom including glass shower and stacked washer/dryer. Upper level has large master with Mountain view and large walk in as well as 5 piece ensuite. It also come with 2 other large bedrooms and 3 piece bathroom. The basement come with huge recreation room, another bedroom and 3 piece bathroom.**

Inclusions:
Property Listed By:

n/a
Grand Realty

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











