



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**832 SIERRA MORENA Place, Calgary T3H 2W8**

MLS®#: **A2172140**      Area: **Signal Hill**      Listing **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**      Finished Floor Area  
 Year Built: **1990**      Abv Sqft: **1,862**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **5,274 sqft**      Ttl Sqft: **1,862**  
 Lot Shape:

DOM

**55**  
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**      Construction:      **Wood Frame**  
 Heating: **Forced Air**      Flooring:      **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **None**      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**











