



THE
A-TEAM

**RE/MAX
FIRST**

217 SIROCCO Place, Calgary T3H 2N2

MLS®#: **A2172460** Area: **Signal Hill** Listing **10/11/24** List Price: **\$850,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1988**
Lot Information
 Lot Sz Ar: **7,943 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,576**
 Low Sqft:
 Ttl Sqft: **1,576**

DOM

40
Layout
 Beds: **5 (2 3)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Back Yard,Lawn,Garden,Irregular Lot,Landscaped,Wedge Shaped Lot**
 Park Feat: **Double Garage Attached,Garage Door Opener,Insulated,Oversized**

Utilities and Features

Roof: **Tile**
 Heating: **Boiler,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Garden,Private Entrance,Private Yard,Storage**
 Construction: **Stucco**
 Flooring: **Ceramic Tile,Hardwood,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Closet Organizers,Elevator,Kitchen Island,Open Floorplan,Recessed Lighting,Separate Entrance,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`1" x 5`1"	Living Room	Main	14`9" x 11`11"
Dining Room	Main	12`3" x 11`11"	Laundry	Main	5`8" x 5`10"
Bedroom	Main	11`0" x 12`3"	Bedroom - Primary	Main	17`1" x 13`0"
Walk-In Closet	Main	6`0" x 12`3"	3pc Ensuite bath	Main	13`9" x 6`7"
4pc Bathroom	Main	8`0" x 4`11"	Breakfast Nook	Main	13`9" x 5`0"

Kitchen With Eating Area	Main	22`2" x 16`9"	Game Room	Lower	16`0" x 20`6"
Family Room	Lower	14`10" x 23`10"	Bedroom	Lower	15`7" x 11`5"
Bedroom	Lower	10`8" x 11`7"	Bedroom	Lower	17`3" x 10`9"
Walk-In Closet	Lower	6`3" x 5`5"	Furnace/Utility Room	Lower	10`9" x 7`0"
4pc Bathroom	Lower	6`7" x 10`1"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-CG
Legal Desc: **8810155**

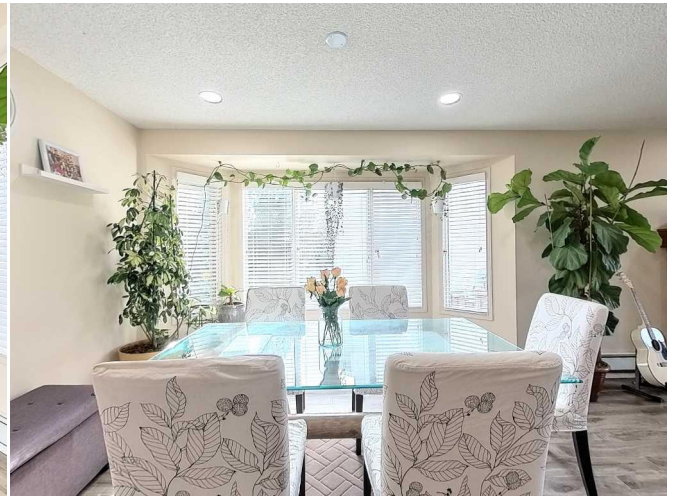
Remarks

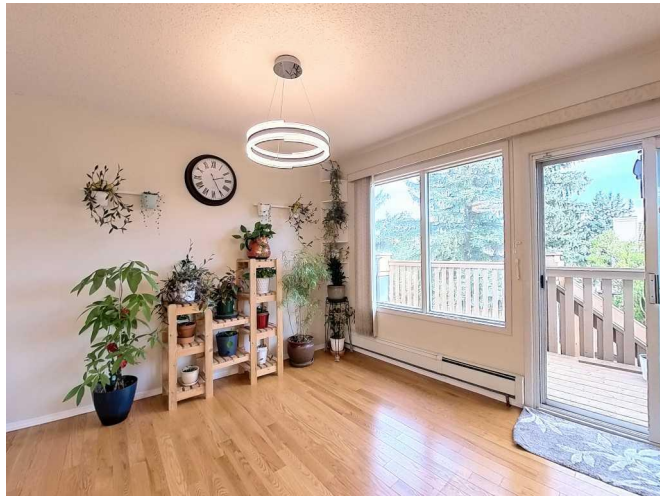
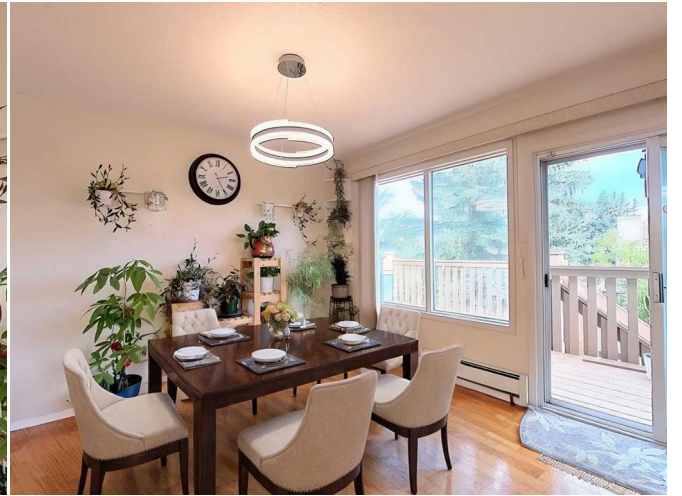
Pub Rmks: **Step into this extraordinary original CEDARGLEN showhome, nestled in the vibrant community of Signal Hill. Known for its mountain views, lush green spaces, and a welcoming spirit, Signal Hill offers an unparalleled living experience. With top-rated schools, Westside Recreation Centre, and shopping hubs like Westhills Towne Centre and Signal Hill Centre just minutes away, you'll have everything you need at your fingertips. Just 15 mins drive to downtown or walk 700m to the nearby C-Train for an 11-minute ride downtown! A bike ride through nearby Edworthy Park and along the Bow River can get you downtown in 32 minutes! Beautiful hardwood and luxury laminate floors flow seamlessly throughout: No carpet here! Enjoy easy maintenance and a modern look with all hard surface flooring. Expansive Oversized Lot: Enjoy the freedom of a huge lot with generous sideyards, perfect for gardening, play, or simply relaxing. Garden Boxes: Grow your own fresh produce and flowers in the convenient garden boxes. Two Cozy Fireplaces: Warm up by one of the two woodburning fireplaces, perfect for those chilly Calgary evenings. Chef's Dream Kitchen: The updated kitchen boasts white cabinets, stainless steel appliances, pantry cabinets, coffee/buffet station, and a large island. The spacious eat-in area is ideal for casual family meals. Elegant Dining: Host unforgettable dinners in the formal dining area. The living room features vaulted ceilings and large windows, creating a bright and airy space. The fully finished walkout basement opens with a separate entrance to a large patio and yard, perfect for summer barbecues and gatherings. Take in the views from the expansive upper-level deck, a perfect spot for morning coffee, outdoor dining, or evening relaxation. Convenient main floor laundry room with ample storage space. The oversized, insulated double attached garage includes an accessibility elevator for added convenience as well as a separate entrance. Stay cozy with the energy-efficient and comfortable radiant heat system. Durable and long-lasting clay tile roof. The lower walk-out level features a huge family room, perfect for movie nights and gatherings. Host with ease at the downstairs wet bar. Plenty of space for a home office and gym. The primary bedroom includes a luxury ensuite bath with floor-to-ceiling tile and a walk-in shower. Enjoy spacious walk-in closets in the primary and downstairs bedrooms. Ample space for family and guests with five bedrooms and three full bathrooms. Located on a Tranquil street, offering peace quiet and safety. Patio doors from the eat-in kitchen and primary bedroom lead to the large Upper level deck, perfect for soaking up the sun. Don't miss your chance to own this exceptional home in one of Calgary's most desirable neighborhoods. Schedule a viewing today and experience the best of Signal Hill living! Disclosure: 2 of 3 downstairs bedrooms may need window alteration/enlargement to meet current codes/standards for sleeping areas.**

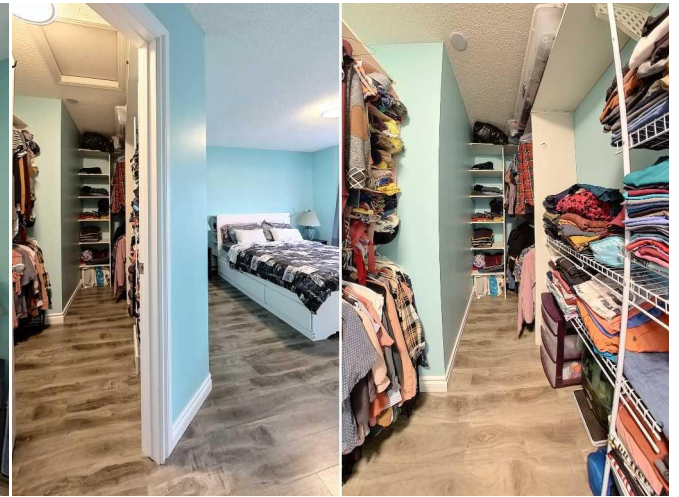
Inclusions: N/A
Property Listed By: **2% Realty**

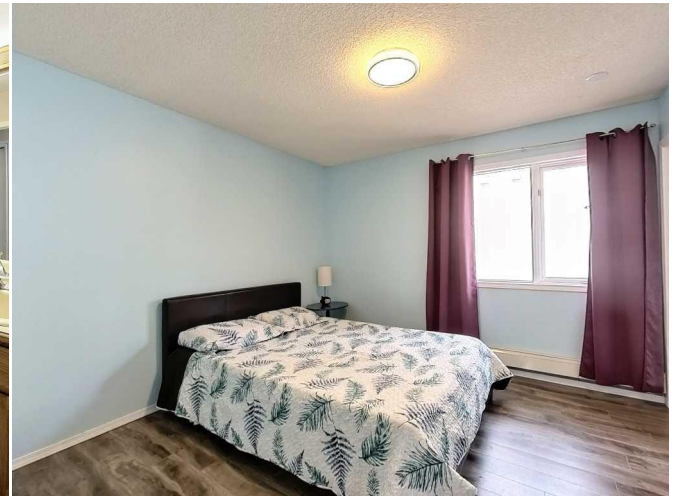
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

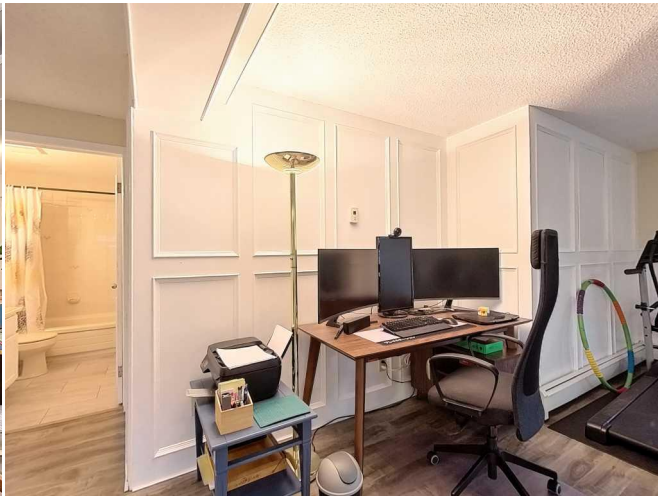
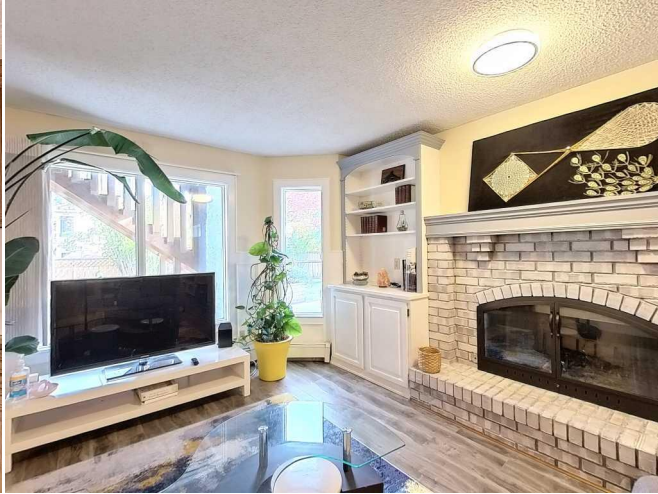


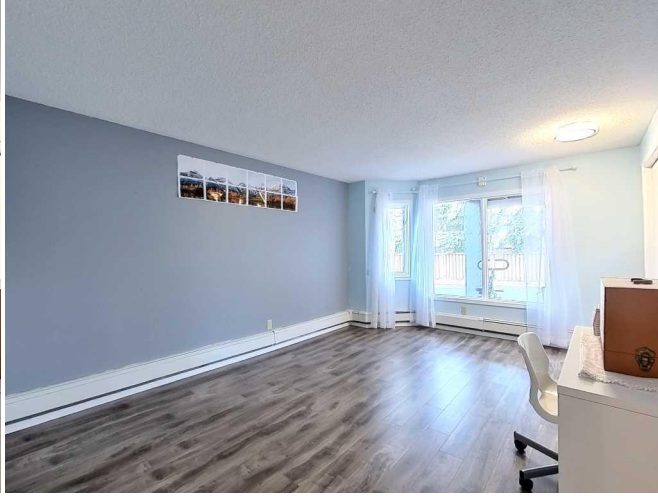
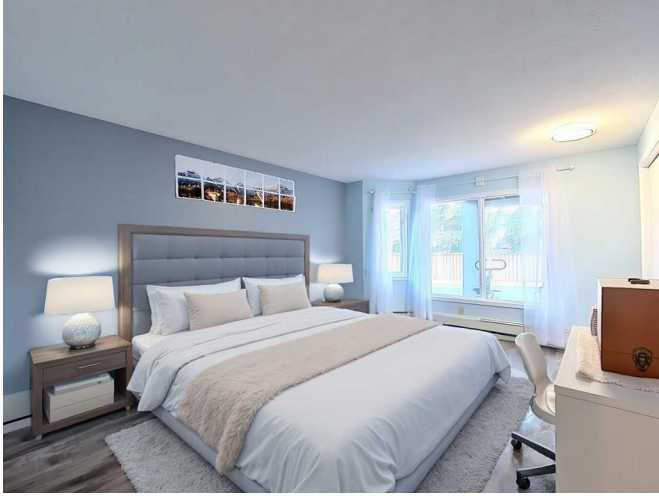


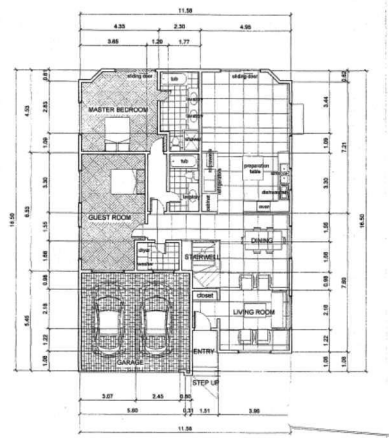




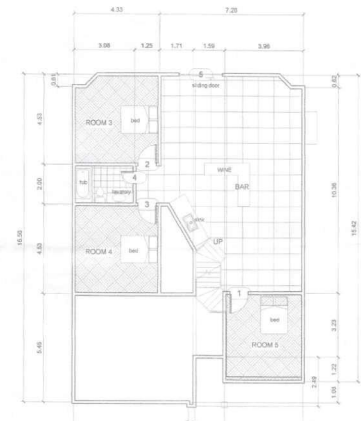








FIRST FLOOR PLAN



BASEMENT FLOOR PLAN