



THE
A-TEAM

**RE/MAX
FIRST**

646 SIERRA MORENA Court, Calgary T3H 3C3

MLS®#: **A2182320**

Area: **Signal Hill**

Listing Date: **12/05/24**

List Price: **\$855,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1993**

Lot Information

Lot Sz Ar: **4,596 sqft**
Lot Shape:

Access:

Lot Feat: **Cul-De-Sac**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,874**
Low Sqft:
Ttl Sqft: **1,874**

DOM

16
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency, Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
Int Feat: **High Ceilings, Kitchen Island, Separate Entrance**
Utilities:

Room Information

| Room | Level | Dimensions |
|---------------------|-----------------|-----------------------|
| Kitchen | Main | 12`11" x 8`11" |
| Living Room | Main | 12`8" x 11`11" |
| Game Room | Basement | 25`11" x 13`1" |
| Bedroom | Upper | 11`6" x 9`11" |
| Bedroom | Basement | 11`2" x 9`11" |
| 4pc Bathroom | Upper | 0`0" x 0`0" |
| 2pc Bathroom | Main | 0`0" x 0`0" |

| Room | Level | Dimensions |
|--------------------------|-----------------|-----------------------|
| Dining Room | Main | 12`8" x 8`11" |
| Family Room | Main | 16`6" x 12`7" |
| Bedroom - Primary | Upper | 17`5" x 12`11" |
| Bedroom | Upper | 10`8" x 9`2" |
| 4pc Ensuite bath | Upper | 0`0" x 0`0" |
| 4pc Ensuite bath | Basement | 0`0" x 0`0" |

Title:
Fee Simple
Legal Desc:

9212112

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to this fully finished two-story home in the highly sought-after community of Signal Hill. Nestled on a quiet cul-de-sac, this property features a fully developed WALK-OUT basement and a sunny SOUTH-facing backyard, perfect for year-round enjoyment. Step inside to discover fresh interior paint and soaring vaulted ceilings, complemented by gleaming hardwood floors. The kitchen is good-sized, offering newer stainless steel appliances, a central island, and a picturesque view of the backyard and brand-new deck—ideal for entertaining or relaxing. Adjacent to the kitchen, the breakfast nook provides a cozy spot for meals and opens into a welcoming living room. Upstairs, you'll find three spacious bedrooms, including a large primary suite with a 4-piece ensuite and walk-in closet. Two additional bedrooms and a 4-piece bathroom complete this level, offering plenty of space for family or guests. The walkout basement is a standout feature, boasting new laminate flooring, a large recreation area, a 4th bedroom, a full bathroom, and a versatile flex room—perfect for a home office, gym, or hobby space. From here, step out to the backyard and enjoy the peace and privacy. Some recent updates to this home, including exterior stucco paint, a newer high-efficiency furnace, and stylish new zebra blinds throughout. Signal Hill offers exceptional amenities, including schools, parks, and the nearby Signal Hill and Westhills Shopping Centres. With easy access to Glenmore and Stoney Trails, as well as Sarcee and Richmond Roads, getting around Calgary or escaping to the mountains is a breeze. Don't miss this beautiful home—schedule your private viewing today!**

Inclusions:
Property Listed By: **Basement refrigerator
RE/MAX Complete Realty**

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







