



THE
A-TEAM

**RE/MAX
FIRST**

4 SIERRA VISTA Circle, Calgary T3H3A6

MLS®#: **A2183523**

Area: **Signal Hill**

Listing Date: **12/13/24**

List Price: **\$829,000**

Status: **Active**

County: **Calgary**

Change: **-\$21k, 09-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1991**
Lot Information
Lot Sz Ar: **5,812 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,379**
Low Sqft:
Ttl Sqft: **1,379**

DOM

39
Layout
Beds: **3 (2 1)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor, Forced Air, Natural Gas**
Sewer:
Ext Feat: **Playground, Private Yard**

Construction: **Stone, Vinyl Siding**
Flooring: **Carpet, Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer**
Int Feat: **Built-in Features**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------|----------|---------------|
| Living Room | Main | 16`0" x 12`3" |
| Nook | Main | 7`6" x 6`0" |
| Bedroom | Main | 12`7" x 12`3" |
| Bedroom | Main | 11`4" x 9`11" |
| Family Room | Basement | 14`8" x 10`0" |
| Flex Space | Basement | 14`6" x 14`4" |
| 2pc Bathroom | Basement | 8`4" x 4`10" |

| Room | Level | Dimensions |
|------------------|----------|-----------------|
| Kitchen | Main | 11`10" x 10`10" |
| Dining Room | Main | 13`0" x 10`10" |
| 3pc Ensuite bath | Main | 8`4" x 8`3" |
| 4pc Bathroom | Main | 8`0" x 4`10" |
| Game Room | Basement | 13`1" x 8`0" |
| Bedroom | Basement | 12`3" x 9`10" |
| Laundry | Basement | 8`2" x 7`4" |

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9112564

Remarks

Pub Rmks: **OPEN HOUSE ON JAN26TH SUNDAY FROM 3PM TO 5PM. This walkout bungalow offers 1379 sq ft on the main level with another 1007sq ft of developed walk out basement with IN-FLOOR HEAT, CENTRAL A/C - backing the green belt, on a PRIVATE and MATURE lot, with NO NEIGHBOURS in back! On the main level you will enjoy a large living room under a vaulted ceiling, offering a generous sense of space and a view to the green belt. There is a breakfast nook, adjacent the deck and a proper dining room at the entrance. The master suite features a large sleeping quarters and an en suite bath with walk-in closet. There is a second bedroom and full bath on the main. The walkout has been fully developed with an inviting family room, wet bar, fitness or study space and a 3rd bedroom. Carpets were replaced Brand New a year ago. Great Location! A short walk to the walking and cycling paths of Signal Hill. Quick and easy access to downtown and west to the mountains and just a few steps to the library and the long list of shops and services at Westhills. Call to view today!**

Inclusions:
Property Listed By: **N/A
Greater Calgary Real Estate**

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











