



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4 SIERRA VISTA Circle, Calgary T3H3A6**

MLS®#: **A2183523**      Area: **Signal Hill**      Listing **12/13/24**      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: **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

**8**  
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	Room	Level	Dimensions
Living Room	Main	16`0" x 12`3"	Kitchen	Main	11`10" x 10`10"
Nook	Main	7`6" x 6`0"	Dining Room	Main	13`0" x 10`10"
Bedroom	Main	12`7" x 12`3"	3pc Ensuite bath	Main	8`4" x 8`3"
Bedroom	Main	11`4" x 9`11"	4pc Bathroom	Main	8`0" x 4`10"
Family Room	Basement	14`8" x 10`0"	Game Room	Basement	13`1" x 8`0"
Flex Space	Basement	14`6" x 14`4"	Bedroom	Basement	12`3" x 9`10"
2pc Bathroom	Basement	8`4" x 4`10"	Laundry	Basement	8`2" x 7`4"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**9112564**

Remarks

Pub Rmks: **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**





















