



THE
A-TEAM

**RE/MAX
FIRST**

147 SIENNA PARK Green, Calgary T3H 3N7

MLS®#: **A2186921** Area: **Signal Hill** Listing **01/10/25** List Price: **\$580,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$20k, 30-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **3,716 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Low Maintenance Landscape, Many Trees**
 Park Feat: **Double Garage Attached, Driveway**

Finished Floor Area
 Abv Sqft: **1,205**
 Low Sqft:
 Ttl Sqft: **1,205**

DOM

22
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **Side by Side, Villa**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Pine Shake** Construction: **Brick, Stucco, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Hardwood, Laminate, Tile**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings**
 Int Feat: **Open Floorplan, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`11" x 11`11"	Dining Room	Main	13`11" x 10`9"
Kitchen	Main	14`11" x 10`9"	Laundry	Main	6`3" x 2`11"
Game Room	Basement	25`11" x 20`6"	Furnace/Utility Room	Basement	11`6" x 9`8"
Storage	Basement	17`2" x 13`1"	Bedroom - Primary	Main	15`11" x 11`8"
Bedroom	Main	14`3" x 9`3"	Bedroom	Basement	11`3" x 10`11"
4pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"			

Condo Fee:
\$706

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **9710537**

Remarks

Pub Rmks: **New Listing!!! Sunny West living space and decks.....Unsurpassable location and maintenance-free living await in this WALKOUT VILLA END UNIT 3 bedroom, 3 full bathroom bungalow. Ideally located in the premier adult living (55+)complex of Sienna Park Green Village complete with a clubhouse for social activities and private functions! Pull right into your double attached garage and safely park your vehicles out of the elements while guests can use the driveway or one of the many visitor stalls within the complex. This open and airy floor plan immediately impresses with hardwood floors, grand vaulted ceilings and abundant natural light. Put your feet up and unwind in the inviting living room with soaring ceilings and extra windows streaming in sunshine. Designer lighting adds to the elegance of the dining room with clear sightlines throughout, perfect for entertaining. Promoting culinary adventures is the white and neutral kitchen with extra space for a breakfast bar or tech desk. A gas line on the upper deck encourages casual summer barbeques with family and friends. The primary bedroom is a calming escape with its own private 4-piece ensuite. A second bedroom, another full bathroom and handy laundry add to the convenience of the main floor. The tastefully finished walkout basement lets you sit back and relax in front of the fireplace in the family room or connect over a fun game night. This gigantic open space can easily be divided by furniture to accommodate areas for work, play, hobbies and more. A 3rd bedroom and another full bathroom create ample space for guests. Walk out to the covered lower deck and enjoy the opulence of having 2 great outdoor spaces. Located in fantastic Signal Hill with endless amenities, shops, services and restaurants at Westhills and Signal Hill Shopping Centres, mere moments to parks, walking paths, schools and transit plus, less than 15 minutes to downtown!**

Inclusions: **None**
Property Listed By: **Real Estate Professionals Inc.**

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





