



THE
A-TEAM

**RE/MAX
FIRST**

15 SIERRA MORENA Manor, Calgary T3H1S9

MLS®#: **A2189409**

Area: **Signal Hill**

Listing Date: **01/22/25**

List Price: **\$949,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2015**

Lot Information
Lot Sz Ar: **4,147 sqft**
Lot Shape:

Access: **Landscaped**
Lot Feat: **Double Garage Attached, Garage Door Opener, Heated Garage, Insulated**
Park Feat:

Finished Floor Area
Abv Sqft: **1,476**
Low Sqft:
Ttl Sqft: **1,476**

DOM

8
Layout
Beds: **2 (1 1)**
Baths: **3.0 (3 0)**
Style: **Side by Side, Villa**

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings**
Int Feat: **Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`10" x 4`11"
Dining Room	Main	8`5" x 14`11"
Kitchen	Main	10`6" x 14`6"
Living Room	Main	14`9" x 15`10"
Bedroom - Primary	Main	11`10" x 16`11"
3pc Bathroom	Lower	9`11" x 5`10"
Game Room	Lower	15`9" x 32`3"

Room	Level	Dimensions
5pc Ensuite bath	Main	9`0" x 9`3"
Foyer	Main	8`2" x 7`10"
Laundry	Main	8`11" x 9`1"
Office	Main	10`1" x 11`6"
Walk-In Closet	Main	9`2" x 4`11"
Bedroom	Lower	9`11" x 15`4"
Storage	Lower	13`8" x 31`9"

Condo Fee:
\$450

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1512692**

Remarks

Pub Rmks: **Luxury living at its best in this sophisticated bungalow villa located in a quiet subdivision in Signal Hill. Offered by the original owner, this home is impeccably clean and immaculately cared for and is ready for the most discriminate buyer. The smart design of the villa provides an abundance of natural light with easy flow and function. The homeowner has added her own touches to add to the comfort of this home with central air conditioning, phantom doors on the front door and rear garden door, a sun tunnel in the ceiling over the kitchen, custom organizing in the primary walk in and a heated garage; drywalled and painted. The open floor plan offers a den or flex room and spacious dining room. The focal point of the large living space is the gas fireplace with dramatic floor to ceiling tile work. Pendant lighting enhances the granite island with breakfast bar seating in the kitchen. Maple cabinetry, stainless appliances and lots of cupboard and drawers offer plenty of storage for the kitchenwear and pantry items. There is a full bath for convenience, outfitted with all the luxurious trimmings of granite and maple cabinetry with extensive 12x24 tile that runs from the bath tub to the ceiling. Retreat to the large primary with a picturesque window, an inviting spa ensuite highlighting a freestanding glass surround shower with extensive wall tile that flows into a luxurious soaker tub. The long vanity offers two vessel sinks, two lower cabinets and a bank of drawers in between for plenty of storage. You will appreciate the custom designed closet organizers in the walk in closet to keep the space looking tidy with easy access to your wardrobe. Adding another 1259 square feet of developed living space, the lower level is finished with a 2nd bedroom, full bath and a large rec room with extensive pot lights offering the new owner plenty of room for their personal enjoyment. Close to schools and plenty of shopping in the area, this villa is the place to call your home!**

Inclusions: **Electric fireplace in the basement rec area, Dehumidifier**

Property Listed By: **CIR Realty**

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









