



THE
A-TEAM

**RE/MAX
FIRST**

824 SIERRA MORENA Place, Calgary T3H2W8

MLS®#: **A2191147**

Area: **Signal Hill**

Listing Date: **01/30/25**

List Price: **\$885,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1990**
Lot Information
Lot Sz Ar: **7,265 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,792**
Low Sqft:
Ttl Sqft: **1,792**

DOM

2

Layout

Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Garden,Low Maintenance Landscape,Street Lighting,Pie Shaped Lot
Double Garage Attached**

Utilities and Features

Roof: **Clay Tile**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Storage**

Construction: **Stucco**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Freezer,Garage Control(s),Microwave,Refrigerator,Stove(s),Window Coverings**
Int Feat: **Bidet,Kitchen Island,No Smoking Home,Separate Entrance,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`0" x 5`0"	5pc Ensuite bath	Main	11`7" x 7`10"
Bedroom	Main	11`7" x 8`11"	Bedroom	Main	11`7" x 8`10"
Dining Room	Main	11`3" x 11`11"	Family Room	Main	14`8" x 17`2"
Kitchen	Main	16`2" x 11`4"	Mud Room	Main	8`4" x 7`11"
Living Room	Main	15`2" x 14`9"	Bedroom - Primary	Main	14`11" x 23`3"
3pc Bathroom	Basement	4`10" x 9`10"	Bedroom	Basement	10`6" x 10`7"
Kitchen	Basement	14`9" x 14`4"	Game Room	Basement	40`0" x 22`8"
Storage	Basement	7`5" x 6`9"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9011261

Remarks

Pub Rmks: **This exceptional custom-built walkout bungalow has been a cherished family home, offering approx. 1,800sq. ft. of thoughtfully designed living space, plus a fully developed basement, where every detail was carefully crafted. From the moment you step inside, you feel welcomed. Your eyes drawn to the vaulted ceiling, the quality Oak finishings and the expansive windows providing an abundance of natural light. The living room seamlessly opens to the formal dining area, providing an elegant flow for family gatherings & entertaining. Whether hosting friends or enjoying a quiet evening, this space offers the perfect setting to create lasting memories. The great room is spectacular with its inviting gas fireplace and overlooking the yard & the vast green space - perfect for relaxing. The kitchen has truly been the heart of this home - a place where countless hours were spent preparing, baking and cooking. With custom storage including solid custom roll-outs, stainless steel appliances, a moveable island, and access to the covered deck, this space was designed for both everyday living and entertaining. The spacious primary suite enjoys large windows, a walk-in closet and a 5-piece ensuite complete with separate shower and soaker tub. Two additional well-sized bedrooms are perfect for a growing family, guests or a private office. The well situated 4-piece family bathroom and upper floor laundry complete the main. The oversized double attached garage fits 2 vehicles with extra storage space, plus a pedestrian door for convenient yard access & an extended driveway. The walkout level is bright, inviting, & currently offers; a summer/canning kitchen, an generously sized family/rec room with large windows and an energy-efficient opal fireplace to keep everyone toasty in colder seasons, a private bedroom (w/walk in closet), 3 piece bathroom, separate storage room, cold room, laundry area, and an enclosed patio that most recently served as a work shop/ hobby area. Situated on a large pie-shaped lot, this home backs onto a private green space, providing both tranquility and privacy. With such a special yard, the owners have reaped the rewards of an amazing garden & made great use of the greenhouse. Imagine being steps from the vibrant West Hills commercial area, with all the amenities one could hope for - stores, restaurants, cinema, and professional services. Other remarkable aspects of this home include; extensive hardwood & tile flooring, new furnace (2024), clay tile roof and more - just a few of the high-quality features that add to the home's lasting value. If you are looking for a forever home - one with love built into every inch, a perfect location, & the potential to make it your own - this is the home you've been waiting for. A rare opportunity to step into a home that has been so thoughtfully crafted. Don't miss your opportunity to experience the same joy this family has! Contact your favourite Realtor & book a private showing today!**

Inclusions: **built in cabinet in family room**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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











