

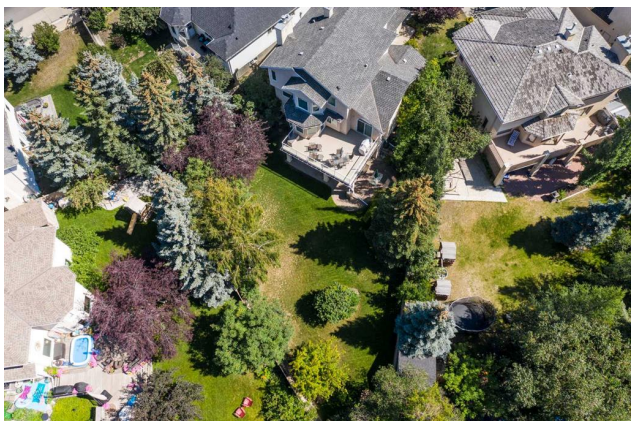


THE
A-TEAM

**RE/MAX
FIRST**

222 SIERRA MORENA Court, Calgary T3H 2X8

MLS®#: **A2192132** Area: **Signal Hill** Listing Date: **02/26/25** 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: **1991**
Lot Information
 Lot Sz Ar: **9,472 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,200**
 Low Sqft:
 Ttl Sqft: **2,200**

DOM

0
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard, Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Wine Refrigerator**
 Int Feat: **Beamed Ceilings, Double Vanity, High Ceilings, Kitchen Island, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **9012477**

Remarks

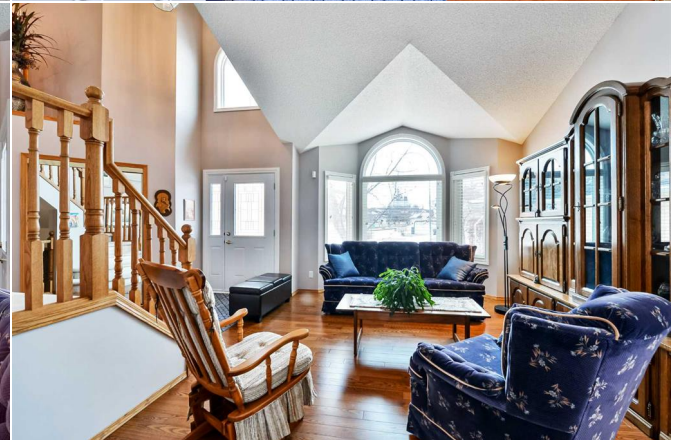
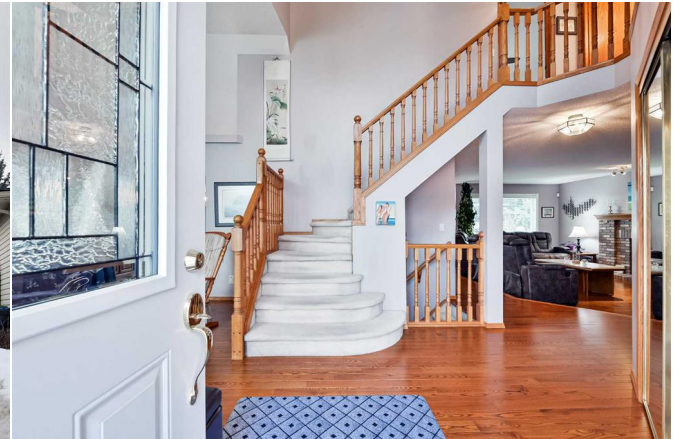
Pub Rmks: **Open House Thursday, February 27th from 4:30pm-6:00pm! This over 2,200 sq ft Two story home on a HUGE lot in Signal Hill with a FULLY FINISHED WALKOUT**

BASEMENT sits on a quiet crescent. The grand entry way with soaring ceilings and gleaming hardwood floors throughout opens to the family room on the right with gas fireplace and large West facing windows. On the left is a separate living room and spacious dining room leading to the heart of the house, the fabulous kitchen with stunning granite counters, contemporary backsplash, a wine fridge, large center island with bar sink, breakfast bar, and spacious breakfast nook off the large deck overlooking the massive backyard with mountain views. Surrounded by large windows throughout, there is an abundance of natural sunlight throughout the day. The discreet powder room and laundry room are located as you enter from the attached double car insulated garage. Upstairs, the sizeable primary bedroom with mountain views features vaulted ceilings, a renovated fabulous spa ensuite, and a large walk-in-closet. Two additional good-sized bedrooms and a large second full bathroom complete the upstairs. The lower level with high ceilings offers a huge recreation room, bar, stunning stone gas fireplace, bedroom, full bathroom, and huge storage room. The walkout entrance opens to a private covered patio. This exceptional property with a new roof in 2017, a new air conditioner in 2018, a new furnace in 2019, new duradeck in 2022, and a new vinyl fence in 2022 is excellent value.

Inclusions:
Property Listed By:

Upright Fridge, Pool Table & Accessories, 2 Long Water Hoses, 2 bird feeders and secure metal pole, 2 rain barrels, Compost, Fire Table
RE/MAX Realty Professionals

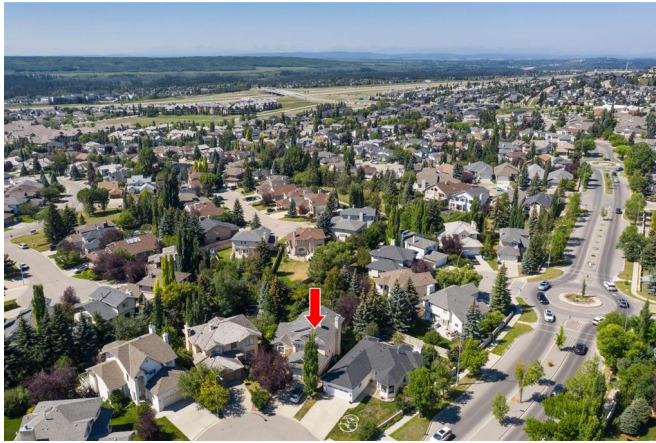
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













222 Sierra Morena Ct SW, Calgary, AB

Main Floor Exterior Area 1216.66 sq ft
Interior Area 1232.26 sq ft
Excluded Area 519.26 sq ft



0 5 10 ft PREPARED: 20240222

White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

222 Sierra Morena Ct SW, Calgary, AB

2nd Floor Exterior Area 983.56 sq ft
Interior Area 924.88 sq ft
Excluded Area 77.58 sq ft



0 5 10 ft PREPARED: 20240222

White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

222 Sierra Morena Ct SW, Calgary, AB

Basement (Below Grade) Exterior Area 1463.85 sq ft
Interior Area 948.95 sq ft
Excluded Area 107.30 sq ft



0 3 6 ft PREPARED: 20240222

White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.