



THE
A-TEAM

**RE/MAX
FIRST**

44 SIERRA NEVADA Rise, Calgary T3H 3H6

MLS® #: **A2192424**

Area: **Signal Hill**

Listing Date: **02/06/25**

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: **1996**
Lot Information
Lot Sz Ar: **4,585 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,521**
Low Sqft:
Ttl Sqft: **1,521**

DOM

16
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony, Private Yard**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Oven, Freezer, Microwave, Refrigerator, Washer/Dryer**
Int Feat: **Breakfast Bar, Built-in Features**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|--------------|-----------------------|
| Bedroom - Primary | Main | 51`6" x 39`8" |
| Bedroom | Lower | 55`5" x 29`10" |
| 5pc Ensuite bath | Main | 31`10" x 30`2" |
| 4pc Bathroom | Lower | 27`11" x 24`7" |

| Room | Level | Dimensions |
|---------------------|--------------|----------------------|
| Bedroom | Main | 41`0" x 31`6" |
| Bedroom | Lower | 37`9" x 37`1" |
| 4pc Bathroom | Main | 30`2" x 26`7" |

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R-1

Legal Desc:

9410434

Remarks

Pub Rmks:

Welcome to this stunning detached bungalow in the sought-after community of Signal Hill, this beautifully maintained home sits on a well-appointed lot, offering both privacy and curb appeal in a neighborhood known for its convenience and charm. Step inside to discover a spacious, open-concept layout with vaulted ceilings, large windows, and an inviting fireplace that serves as the perfect centerpiece for cozy evenings. The kitchen is bright and functional, with ample counter space and storage, flowing seamlessly into the dining and living areas—ideal for entertaining or simply unwinding at home. The massive lower level is a standout feature, designed for ultimate entertainment and comfort. Whether you envision a home theatre, games room, or a welcoming guest retreat for family and friends, this versatile space offers endless possibilities. Located just minutes from top-rated schools, shopping centers, parks, and amenities, this home provides the perfect balance of tranquility and accessibility. Homes in this highly desirable neighborhood don't last long—book your showing today and experience the warmth and elegance of this exceptional bungalow!

Inclusions:

NA

Property Listed By:

eXp Realty

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





