



THE
A-TEAM

**RE/MAX
FIRST**

79 SIERRA VISTA Close, Calgary T3H3B7

MLS®#: **A2196872** Area: **Signal Hill** Listing Date: **03/07/25** List Price: **\$1,380,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **7,427 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,826**
 Low Sqft:
 Ttl Sqft: **1,826**

DOM

3
Layout
 Beds: **5 (2 3)**
 Baths: **3.5 (3 1)**
 Style: **Bungalow**

Parking

Ttl Park: **7**
 Garage Sz: **3**

Access:
 Lot Feat: **Garden,Landscaped,Many Trees,Private,Views**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Convection Oven,Dishwasher,Garburator,Humidifier,Microwave Hood Fan,Washer/Dryer,Window Coverings**
 Int Feat: **Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,Dry Bar,French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple**
 Legal Desc: **9412538**

Zoning: **R-CG**

Remarks

Pub Rmks:

Bungalow Walkout, Triple Heated Garage with Luxury Covered Deck & Mountain Views! Extensively renovated bungalow walkout with around 3500 sqft of developed living space, panoramic mountain views from multiple locations throughout the home, heated three car garage located a very short walk to Battalion Park Elementary School and Westhills library/shopping/restaurant area. Near Ernest Manning High School & West Side Recreation Center. Mainfloor features open concept 14ft vaulted ceiling entry way & living room, wideplank hardwood, gas fireplace, & wall of windows with mountain views. Stunning kitchen with SS appliances, including newer Bosch French door fridge & dishwasher, huge island with storage, casual eating area & formal dining. Be certain to check out the vaulted ceiling covered deck with remote controlled screen and mountain views! Primary bedroom includes luxury ensuite steam & rain shower, luxury tub, in floor heated tile and walk in closet with built ins. 2nd bedroom upstairs is currently used as a home office with upgraded closet. Luxury main floor laundry/locker room & beautiful quartz countertops on mainfloor. Downstairs find three large bedrooms, one with custom 3 piece ensuite and luxury closet, 5-piece bathroom, huge family room with gas fireplace & gym/games area, in-floor heat, huge closet storage space & access to west facing stamped concrete patio and private backyard with mature trees & irrigation. Triple Garage is heated with custom cabinet storage and workbench, non-slip flooring and roof mounted racking system. Recent updates in last 5 years include new Furnace with steam humidity control, new AC unit, new hot water tank and new paint throughout. The yard is beautifully landscaped and includes numerous perennials and underground sprinklers throughout. Don't miss your opportunity to own a large bungalow with walkout mountain views on one of the most sought after streets in Signal Hill!

Inclusions:

wifi sprinkler controller, wifi thermostats and light switches, garage door openers, 2x TV mounts, all roof & wall mounted garage storage racking.

Property Listed By:

2% Realty

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











