



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**34 SIENNA PARK Terrace, Calgary T3H 3L4**

MLS® #: **A2196984**      Area: **Signal Hill**      Listing Date: **02/24/25**      List Price: **\$898,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1995**  
Lot Information  
 Lot Sz Ar: **4,682 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,037**  
 Low Sqft:  
 Ttl Sqft: **2,037**

DOM

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

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Irregular Lot,No Neighbours Behind**  
 Park Feat: **Double Garage Attached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Double Vanity,No Smoking Home,Skylight(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`11" x 10`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`11" x 9`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`8" x 8`11"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>12`6" x 10`6"</b>
<b>Family Room</b>	<b>Main</b>	<b>13`8" x 11`5"</b>	<b>Storage</b>	<b>Main</b>	<b>5`5" x 4`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`11" x 6`3"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`5" x 12`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`11" x 11`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`5" x 12`1"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Game Room</b>	<b>Lower</b>	<b>18`4" x 13`10"</b>

**Bedroom**  
**3pc Bathroom**

**Lower**  
**Lower**

**12`3" x 9`9"**  
**0`0" x 0`0"**

**Bedroom**  
**Furnace/Utility Room**  
Legal/Tax/Financial

**Lower**  
**Lower**

**12`11" x 8`5"**  
**12`4" x 6`7"**

Title:  
**Fee Simple**  
Legal Desc:

**9511576**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**OPEN HOUSE - Sat March 1(1-3) This is a great FAMILY HOME in Signal Hill, ideally situated on a quiet crescent in desirable Sienna Park - NICE! This two storey home is backing a green space/path system, with direct gate access from your rear yard.... a path that leads halfway to Battalion Park School... walking the kids to school will be a charm! Measuring 2970 sq ft over three levels, with 3+1 beds and 3.5 baths this is a home with space for all. On the main you will love the proper living and dining room upfront, the living room under a vaulted ceiling with a WARM & BRIGHT SW exposure. The Great Room in back features 9' ceilings, gleaming oak hardwoods and a wall of windows, offering soft natural light, and wonderful sightlines to the large rear yard and the green space in back - PEACEFUL - an abundance of space for the kids to romp. The Breakfast Nook captures the morning sun, the deck a wonderful spot to listen to the birds sing over your morning java. Upstairs, three generous bedrooms. The Primary overlooks the rear yard and green space in back with a 5pc en suite and walk-in closet. The two additional beds up are well-sized and share a 4pc bath. The lower level has been fully developed featuring a large rec room, which easily accommodates a media space, fitness or whatever your family may desire, plus two additional bedrooms and a full bath. All of this on a quiet crescent in Sienna Park, backing a green space and a short walk to Westside Rec Centre, the West LRT, Westhills for shopping and Battalion Park School - FANTASTIC!**

Inclusions:  
Property Listed By:

**none**  
**RE/MAX First**

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









