

# \$719,000 - 226 Sierra Morena Terrace Sw, Calgary

MLS® #A2088509

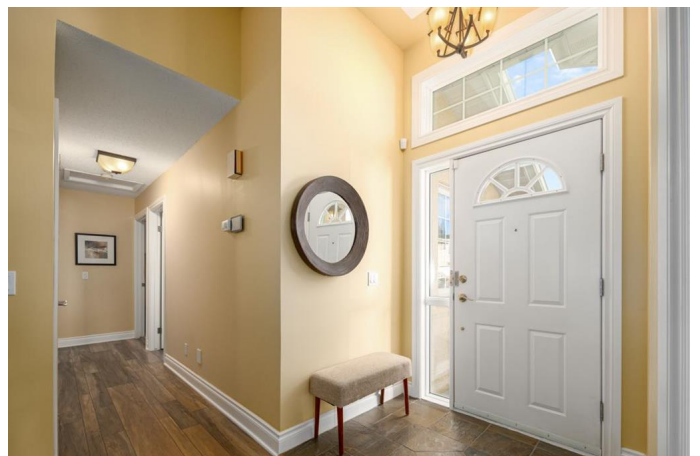
**\$719,000**

3 Bedroom, 3.00 Bathroom, 1,497 sqft

Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

Get ready to FALL in LOVE with this sophisticated, spacious, RENOVATED, side-by-side bungalow, featuring comfort and exquisite upgrades galore. Discover a quiet, private, serene location on its quiet cul-de-sac, complete with the ease of AMAZING HOA features including snow removal, landscape management and more. Situated in one of Calgary's most desirable SW Westside communities of Signal Hill, with walking distance to a wide range of shopping, dining, library, parks, transportation and more. This inviting 3 bed, 3 bath home embraces you with its tasteful décor, colors and design. Stepping inside, you'll admire the welcoming spacious main floor layout, ideal for entertaining, complete with soaring ceilings and luxury vinyl flooring throughout. You'll adore the elegant custom designed den, with fabulous wainscoting covered walls, pleasing sunlit streamed windows and an opening to the formal dining and living space. The warm, comfortable feel of the living room will delight you with its soaring ceilings, and floor to ceiling windows where you'll enjoy serene views, perhaps those of bountiful birds or deer. The updated kitchen features stainless steel appliances, gleaming granite counters, stunning slate flooring and pleasant breakfast nook, with access to the outdoor oasis / balcony. Relax in your glorious Master suite with a walk-in closet, and savor the 5 pc. spa-like ensuite, complete with its soaring sky lit ceiling, stunning contemporary tile, relaxing



large bathtub, huge shower, and custom designed double vanities featuring ample storage and cabinetry. The main floor continues with its large flex/den/bedroom, hallway closet, 3 piece bath, main floor laundry and access to the attached double garage. Impressive custom handrails lead the way to its fully developed basement, complete with its large cozy rec room with brick faced gas fireplace. There is a large bedroom adjacent to the roomy storage area, an additional 4 pc bath, and 3rd bedroom or flex room. Additional impressive features include BRAND NEW windows, new A/C, new Furnace (4 years), BRAND NEW HOT WATER TANK (2023), new sump pump (2023), water softener and new roof. The abundant pride of ownership is evident in this impeccable gem of a home. Book your showing today!

Built in 1991

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2088509               |
| Price          | \$719,000              |
| Sold Price     | \$719,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,497                  |
| Acres          | 0.12                   |
| Year Built     | 1991                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Sold                   |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 226 Sierra Morena Terrace Sw |
| Subdivision | Signal Hill                  |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3H 3A2 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

### **Interior**

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s)                                                           |
| Appliances        | Dishwasher, Freezer, Garburator, Microwave, Oven, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                   |
| Cooling           | Central Air                                                                  |
| Fireplace         | Yes                                                                          |
| # of Fireplaces   | 1                                                                            |
| Fireplaces        | Basement, Gas                                                                |
| Has Basement      | Yes                                                                          |
| Basement          | Finished, Full                                                               |

### **Exterior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Other                                                    |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                          |
| Construction      | Stucco, Wood Frame                                       |
| Foundation        | Poured Concrete                                          |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 19th, 2023 |
| Date Sold      | October 20th, 2023 |
| Days on Market | 1                  |
| Zoning         | R-C2               |
| HOA Fees       | 190.00             |
| HOA Fees Freq. | MON                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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