

\$681,888 - 6526 Sierra Morena Boulevard Sw, Calgary

MLS® #A2091256

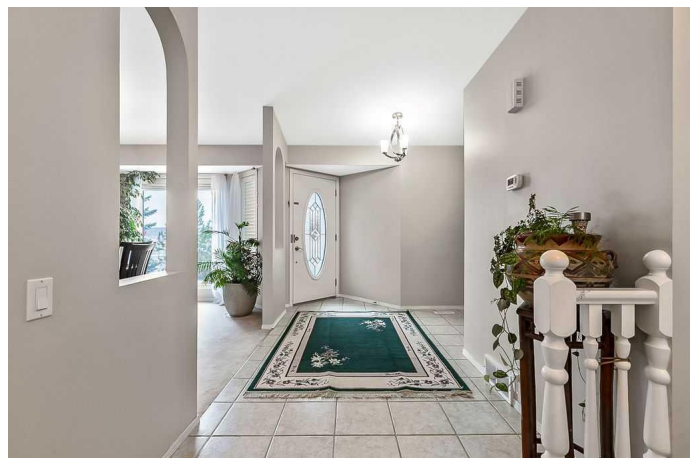
\$681,888

4 Bedroom, 3.00 Bathroom, 1,455 sqft

Residential on 0.14 Acres

Signal Hill, Calgary, Alberta

Situated on the desirable WEST side of the Signal Hill community, this charming BUNGALOW is a true gem. Boasting nearly 1,500 sq feet of living space on the main level, this home offers a perfect haven for those seeking comfort and elegance. As you enter through the spacious Foyer, you'll be greeted by an OPEN CONCEPT main level featuring VAULTED ceilings that flood the space with an Abundance of Natural Light. Formal dining room provides ample room for entertaining and seamlessly flows into good sized kitchen with all stainless steel appliances. Adjacent to the kitchen, a Breakfast Nook with patio doors leads to a COVERED Deck, perfect for relaxing with your morning coffee and soaking up the sun. Living room includes a cozy FIREPLACE and lovely views of the private backyard, creating an inviting atmosphere for relaxation. Primary room is a true retreat, featuring a walk-in closet, a well-appointed 3-piece ensuite, and lovely bay windows that welcome the morning sun. Additional Bedroom and/or Office Space, 4 piece bath and Laundry room complete this main level. The professionally developed basement is sure to impress, with a full bathroom boasting HEATED FLOORS, Italian Tile, and a Grohe RAIN Shower. Additional updates include almost all new supreme energy-efficient EGRESS WINDOWS throughout, Hunter Douglas blinds, CENTRAL AIR conditioning, some newer fencing all adding to further enhance the comfort of this home. The two



additional bedrooms downstairs are flooded with natural light and oversized closets. The Family Room, Rec Room and play area give lots of room for all your needs . Great sized backyard with Garden Shed and lots of privacy. Nestled in a quiet location with minimal local traffic, this home offers easy access out of the community while being conveniently close to shopping at WestHills, Schools, Parks, Public Library and Public Transit. If you're seeking a tranquil and well-appointed living space, don't miss the opportunity to make this Signal Hill residence your own. Contact us today to schedule a viewing!

Built in 1993

Essential Information

MLS® #	A2091256
Price	\$681,888
Sold Price	\$702,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,455
Acres	0.14
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6526 Sierra Morena Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3C6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Closet Organizers, High Ceilings, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot
Roof	Pine Shake
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2023
Date Sold	November 15th, 2023
Days on Market	12
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX IREALTY INNOVATIONS
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