

\$750,000 - 250 Sierra Morena Terrace Sw, Calgary

MLS® #A2106039

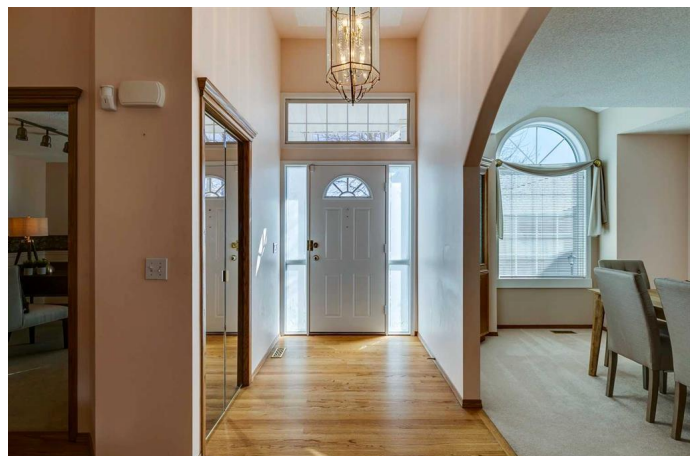
\$750,000

4 Bedroom, 3.00 Bathroom, 1,744 sqft

Residential on 0.17 Acres

Signal Hill, Calgary, Alberta

Nestled within the embrace of the picturesque western hills, a charming villa awaits, in the community of Signal Hill. This impeccably situated bungalow offers those who cherish a convenient "lock and leave" lifestyle, a perfect sanctuary. Step inside this charming abode, the living room is set for intimate family conversations or quiet moments with a captivating book, anchored by a heartwarming fireplace. Natural light dances through the arched window, gracing the formal dining area with a sophisticated ambiance. The kitchen, has ample counter space, and is ready to facilitate culinary creations, while a cozy dining nook offers a charming spot for casual meals, with access to the patio inviting summer gatherings. On the main level, the primary bedroom provides comfort, complete with an ensuite with dual vanities and a walk-in closet. An additional bedroom, with its appointed bathroom, presents versatile space for a den or office, catering to your needs. Completing this level, a laundry room/mudroom and powder room ensure practicality and ease in daily living. Descending to a spacious walkout basement unveils a recreational room, perfect for movie nights, complemented by a convenient wet bar and wine room nearby. Adding a touch of uniqueness, a sauna offers indulgent relaxation. Two more bedrooms and a bathroom accommodate guests or family with ease. Outside, the walkout leads to a west-facing backyard, basking in sunlight and offering an idyllic setting for soaking up the



sun's rays. This home is a serene sanctuary for empty nesters or for the snowbirds seeking respite in distant locales during Calgary's winter months.

Built in 1991

Essential Information

MLS® #	A2106039
Price	\$750,000
Sold Price	\$825,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,744
Acres	0.17
Year Built	1991
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	250 Sierra Morena Terrace Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3A2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Pantry, Sauna, Storage, Vaulted Ceiling(s), Walk-In Closet(s),
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	Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Refrigerator, Washer
Heating	Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Cul-De-Sac, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	February 26th, 2024
Days on Market	3
Zoning	R-C2
HOA Fees	200.00
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX House of Real Estate
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