

\$1,099,900 - 523 Sierra Morena Place Sw, Calgary

MLS® #A2117349

\$1,099,900

4 Bedroom, 3.00 Bathroom, 1,780 sqft

Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

**** EXTENSIVELY RENOVATED**

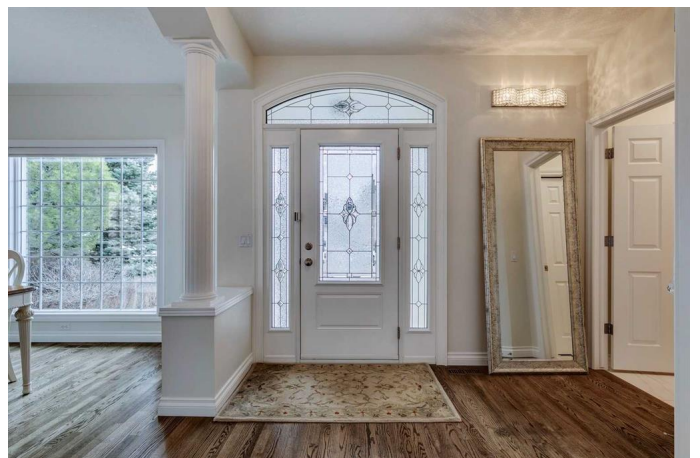
THROUGHOUT | STUNNING 4 BED + 3 BATH WALK-OUT BUNGALOW | EXUDES SOPHISTICATION & ELEGANCE |**

BEAUTIFULLY LANDSCAPED W/ DECK + PATIO | PHENOMENAL LOCATION BACKING ONTO A WALKING PATH |

Nestled on a private cul-de-sac, your new home enjoys a SERENE and TRANQUIL setting making it a dream come true for both professional couples and families.

Poised to capture the heart of any entertainer!

From the moment you enter, you will be drawn in by the rich warm hardwood, and very well-designed social spaces starting with your formal dining/office area extending to the rear-facing kitchen/breakfast nook, and living room featuring a beautiful 3-way FIREPLACE feature to enjoy from every corner of your entertainment zone. A chef's DREAM kitchen offers a LARGE MARBLE island w/ cooktop, decorative glass cabinetry, designer backsplash, modern lighting, and loads of countertop space for preparing your culinary masterpieces. Plenty of room surrounds the island, making it easy to gather & chat or pitch in with meal preparation. Retreat at the end of the night to the calming oasis of the primary bedroom, enjoy a warm bubble bath or hot shower in your ENVIABLE spa-like ensuite. This DECADENT space boasts a double vanity, freestanding SOAKER TUB, GLASS & TILE SHOWER, "COMFORT HEIGHT" TOILET & IN-FLOOR HEAT. An additional



good sized bedroom, beautiful 4-pc bath, and a dedicated laundry room w/ upper cabinetry completes your main floor living. Take your impressive CUSTOM CURVED STAIRCASE to your lower level on your new upgraded underlay PLUSH carpet---like walking on clouds! Your BRIGHT WALK-OUT features a family/rec room offering 2 IDEAL SPACES -- you can cozy up to the F/P and enjoy a hockey game or movie on one side, or enjoy a yoga/workout/office space on the other side -- all complete with a VINTAGE CUSTOM BUILT bar w/ sink. TWO ADD'L bedrooms & updated 3-PC bath complete your lower level.

****ADDITIONAL FEATURES**** Newer furnace, in-floor heat in lower level, new roof (1 year), insulated & newly painted garage with new door, new sky light, etc.. On a beautiful warm evening, the entertaining continues in the fresh air as you enjoy a drink on your deck with access off your kitchen or take an afternoon/evening stroll from your walk-out patio onto the back path which leads to a small park. A pleasant, calming environment and beautiful manicured landscaping complete the ultimate outdoor living package! Embrace the unrivalled lifestyle that comes with this remarkable property and make it your own today. The coveted Signal Hill community offers beautiful walking paths, well-regarded schools (PUBLIC & PRIVATE), public transportation, Westside Rec Centre, Signal Hill shopping & only a 15 min drive to downtown! New Ring Road provides quick access to Highway 1 which makes a weekend escape to our Majestic Rocky Mountains for a ski or hike, QUICK + EASY! You will absolutely love this CUSTOM BUILT & newly updated JEWEL OF A HOME!

Built in 1993

Essential Information

MLS® #	A2117349
Price	\$1,099,900
Sold Price	\$1,160,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,780
Acres	0.12
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	523 Sierra Morena Place Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H2X1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Faces Front

Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wood Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle
Has Basement	Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Cul-De-Sac, Few Trees, Front Yard, Lawn, Low Maintenance
Landscape, No Neighbours Behind, Landscaped, Square Shaped Lot

Roof Asphalt Shingle

Construction Brick, Stucco

Foundation Poured Concrete

Additional Information

Date Listed April 5th, 2024

Date Sold April 7th, 2024

Days on Market 2

Zoning R-C1

HOA Fees 0.00

Listing Details

Listing Office Real Estate Professionals Inc.

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