

# \$975,000 - 915 Sierra Morena Place Sw, Calgary

MLS® #A2123630

**\$975,000**

4 Bedroom, 4.00 Bathroom, 2,473 sqft

Residential on 0.16 Acres

Signal Hill, Calgary, Alberta

**\*\* Welcome to 915 SIERRA MORENA PLACE SW \*\*** This charming and extremely well maintained updated home is located beautifully in a cul-de-sac and backing onto a green space, perfect for the large family. Boasting over 3600 square feet, 2473 above grade, this fully finished home with gorgeous mountain views offers a long list of upgrades and loads of exciting features. The dual front doors welcome you inside to the foyer with nearly 17' high vaulted ceilings soaring across the main level. Take notice of the gorgeous quality mocha stained maple hardwood flooring throughout, including through the great room, to the elegant dining room and around the grand staircase with custom wrought iron railings, the hardwood floors will lead you to the open chef's kitchen, perfect for entertaining and preparing those culinary favorites. Enjoy relaxing in the cozy family room, next to the wood burning fireplace with brass lined doors, tile surround and custom wood built ins with shelving. Also incl on the main is a stylish 2pc powder room, coat/laundry room with Bosch washer/dryer combo, and access to the double car insulated attached garage. There is a meticulous balance of neutral materials and decor in this home, including wood, metal, tile, granite and slate, providing a level of warmth and awe of the overall impression of the design. The wide open upper floor overlooking the main, with newer carpets, features oversized 2nd & 3rd bedrooms, a full 4pc bathroom and a stunning primary bedroom



with a contemporary design wall paper at the headboard complimenting the bedroom. The completely remodelled 4pc ensuite bathroom w/encased glass shower stall, deep soaker tub with tile surround, California blinds, extra long granite counter top w/undermounted sink and full length mirror, all next to the walk in close with shelving. The fully developed walkout basement with concrete stained and sealed flooring, features an enormous 4th bedroom, 3pc bathroom, a game/exercise flex area next to the media-family room with a gas insert and floor to ceiling slate tiling. The walk out to the back secluded and covered patio retreat with access to the hot tub, stone path to the lower outdoor patio near a large tree and yard access. The basement includes a furnace room w/ dual zone furnaces, a workshop and lots of storage. The south facing and sun drenched back yard is fenced with a private setting onto a green space with a park, is fully landscaped offering lots of room for out door activities, has a firepit and lots of trees and shrubs adding to the privacy. Improvements, which mainly occurred between 2012-2018, incl. brand new high efficiency triple pane windows throughout, newer flooring, high efficiency furnace, Bradford & White H2O heater, baseboards, iron lighting, cosmetics and more. This is perfectly located close to the library, shops and all that Westhills/Stewart Green has to offer including the theatre, restaurants, grocery, housewares, hardware, bakery, medical, clothing and so much more.

Built in 1990

### **Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2123630    |
| Price      | \$975,000   |
| Sold Price | \$1,091,000 |
| Bedrooms   | 4           |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,473       |
| Acres          | 0.16        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 915 Sierra Morena Place Sw |
| Subdivision | Signal Hill                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H2W2                     |

### Amenities

|                |                                                                                            |
|----------------|--------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                          |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Insulated, See Remarks, Side By Side |

### Interior

|                   |                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Suspended Ceiling, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Electric Stove, Freezer, Garage Control(s), Humidifier, Microwave, Refrigerator, See Remarks, Washer/Dryer, Water Softener                                                                           |
| Heating           | High Efficiency, Mid Efficiency, Natural Gas                                                                                                                                                                                 |
| Cooling           | None                                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                          |
| # of Fireplaces   | 2                                                                                                                                                                                                                            |
| Fireplaces        | Brass, Family Room, Gas, Insert, Living Room, See Remarks, Tile, Wood Burning                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                          |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                     |

**Exterior**

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                                                                                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lawn, No Neighbours Behind, Landscaped, Many Trees, Pie Shaped Lot |
| Roof              | Clay Tile                                                                                                                           |
| Construction      | Stucco, Wood Frame                                                                                                                  |
| Foundation        | Poured Concrete                                                                                                                     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2024 |
| Date Sold      | April 22nd, 2024 |
| Days on Market | 5                |
| Zoning         | R-C1             |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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