

\$578,000 - 11 Sierra Morena Landing Sw, Calgary

MLS® #A2138512

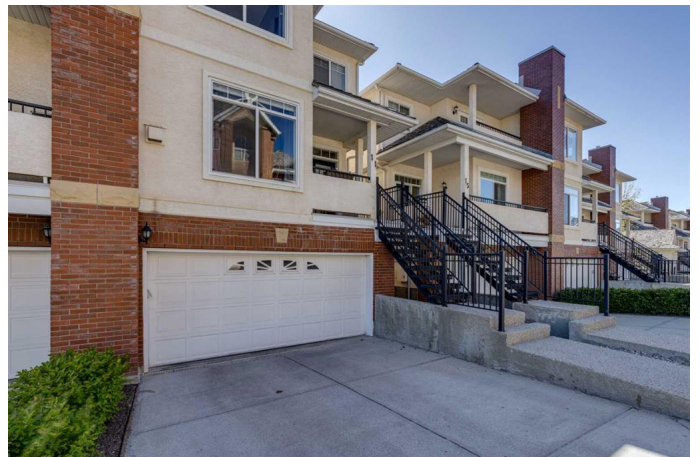
\$578,000

2 Bedroom, 4.00 Bathroom, 1,483 sqft

Residential on 0.05 Acres

Signal Hill, Calgary, Alberta

Discover this stunning three-story townhome with a walkout basement, offering an exclusive view of a serene, tree-lined courtyard. Situated in the best location within "The Landings," this home boasts 1,818 square feet of elegant living space and includes a double attached garage. **KEY FEATURES INCLUDE:** Three Outdoor Patios: Enjoy the outdoors with three separate patio spaces. **PREMIUM INTERIOR:** Diagonal maple hardwood floors throughout the main level and a maple kitchen with built-in recipe desk, new quartz counter tops and new appliances. Incredibly bright kitchen with access to the large 19-foot private patio. 9-foot ceilings throughout enhance the open and bright floor plan, flooded with natural light from numerous windows. **INVITING LIVING AREA:** Features a corner gas fireplace with a wooden mantle and a formal dining room. **LUXURIOUS BEDROOMS:** Two primary bedrooms upstairs, each with 4-piece ensuite bathrooms. One ensuite includes a large jetted tub, shower and a walk-in closet with a stacked washer and dryer. 2nd master bedroom features a soaker tub, shower and large walk in closet. **VERSATILE LOWER LEVEL:** The walkout lower floor includes a family room, which can serve as a third bedroom, recreation room, or office, along with a 2-piece bath and French doors leading to a 20-foot ground level patio. Don't miss out on this hidden gem. **RECENT UPDATES INCLUDE:** Quartz countertops July 2023, Blanco kitchen sink July 2023, 4 low flow toilets in 2023, Kitchen appliances (stove,



fridge, dishwasher, microwave) July 2023, carpets throughout 2023, kitchen faucet Aug 2022, front load stackable washer & dryer Nov 2022, some Hunter Douglas honeycomb blinds in 2021. Explore every detail with our 3D VIRTUAL TOUR!

Built in 1999

Essential Information

MLS® #	A2138512
Price	\$578,000
Sold Price	\$560,000
Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,483
Acres	0.05
Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	11 Sierra Morena Landing Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4K3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Secured

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Jetted Tub, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Garden, Private Entrance, Uncovered Courtyard
Lot Description	Many Trees, Rectangular Lot
Roof	Shake, Wood
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 8th, 2024
Date Sold	September 6th, 2024
Days on Market	90
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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