

\$1,065,000 - 49 Sierra Morena Manor Sw, Calgary

MLS® #A2157707

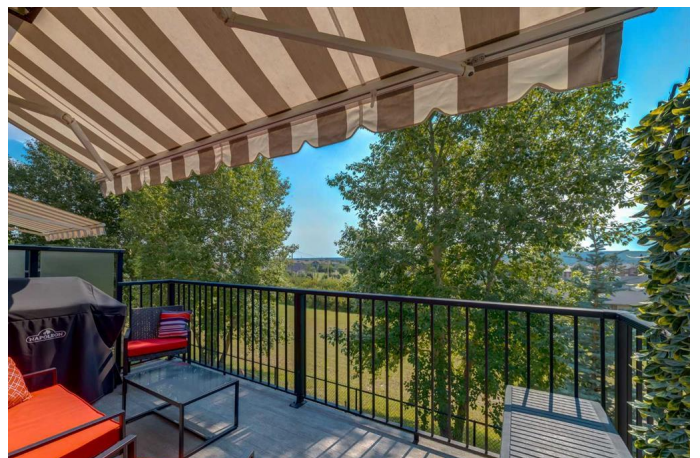
\$1,065,000

4 Bedroom, 3.00 Bathroom, 1,445 sqft

Residential on 0.09 Acres

Signal Hill, Calgary, Alberta

This executive semi-detached walkout bungalow home is conveniently located in the desirable neighbourhood of Signal Hill. Boasting a prime location near Westhills and Signal Hill shopping centers, this bright and airy unit features a captivating open floorplan. Take in the view of the Rocky Mountains from the south-facing balcony, while enjoying the privacy of backing onto green space. With two bedrooms on the main level, two bedrooms on the lower level and three full bathrooms, this home offers versatility and space. The balcony has been recently extended to allow more enjoyment of outdoor space. With a power retractable awning, a gas BBQ hook up and vinyl decking this space is truly an extension of the home. Inside, the gleaming hardwood flooring complements the modern 'wood grain' and white cabinetry adorned with white quartz counters and a full stainless steel appliance package including a new, larger refrigerator and microwave. The main level's living room showcases a striking floor-to-ceiling white stone fireplace that is plumbed to accommodate a mounted television. The large main floor primary bedroom boasts stunning south-facing views and a luxurious ensuite featuring a double vanity, built-in soaker tub, and a glass shower. The expansive walk-in closet with built-in shelving is perfect for organizing your wardrobe. A second main floor bedroom is located off the front foyer and can easily be used as home office. A second full bathroom includes a walk-in tub, ideal for



aging in place. The open lower-level walkout offers abundant space for a media area, games, and two large bedrooms ideal for guests, along with a flex space ideal for a home gym, a craft room or a playroom. Don't miss out on this opportunity to own a meticulously maintained home offering unparalleled views and sophisticated living spaces.

Built in 2016

Essential Information

MLS® #	A2157707
Price	\$1,065,000
Sold Price	\$1,065,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,445
Acres	0.09
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	49 Sierra Morena Manor Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1S9

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Awning(s), Balcony, BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2024
Date Sold	September 23rd, 2024
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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