

\$549,900 - 31 Sierra Morena Landing Sw, Calgary

MLS® #A2161527

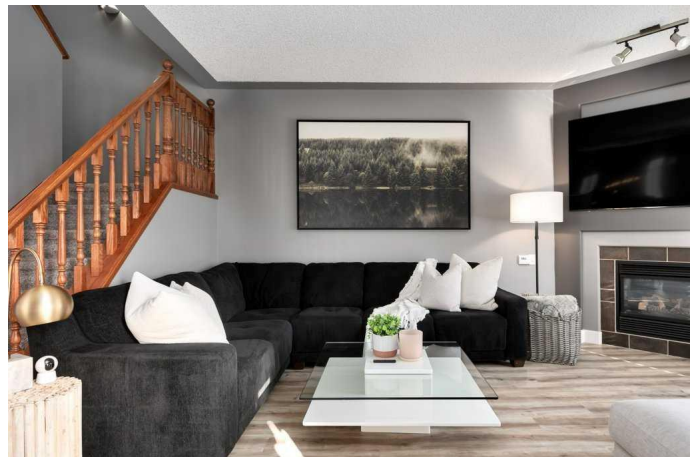
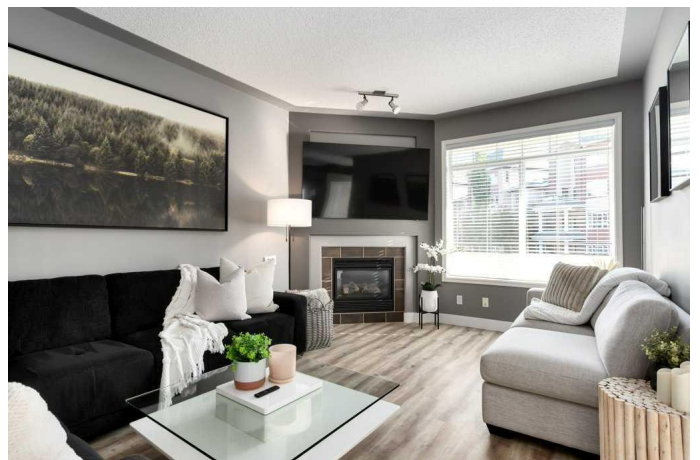
\$549,900

2 Bedroom, 3.00 Bathroom, 1,605 sqft

Residential on 0.05 Acres

Signal Hill, Calgary, Alberta

Experience unparalleled luxury and exquisite design at 31 Sierra Morena Landing, a stunning townhome, crafted for those who love to entertain. Situated in one of Calgary's most desirable communities, this home boasts 2 primary bedrooms, 2.5 bathrooms, and an array of high-end features that create a truly exceptional lifestyle. Step inside to a grand atmosphere with, open concept living space and seamless design. Elevate your culinary adventures with your sleek appliances, rich cabinetry, pantry, eat up breakfast island and separate prep area to complete your culinary experience. Adjacent to the kitchen, the elegant dining area comfortably accommodates large family gatherings, creating the perfect setting for memorable meals. Relax in the living room and enjoy movie nights around the fireplace on those cool crisp evenings. Head upstairs and unwind from a long day. The master suite has ample space for luxurious furniture, and a spa-like ensuite with a glass- shower, large vanity and a divine walk-in closet. Retire to the patio before bed with a book or glass of wine. The second bedroom is also complete with its own bathroom and walk-in closet. The top floor is finished off with full size upper laundry and ample storage. Enjoy your west facing back deck oasis and host your summer BBQs or wine nights with your friends. Head downstairs to to the fully finished walk-out basement. The perfect space for your office, gym and or an additional living room space. The double



attached garage has the perfect space for any project. Located just minutes from shopping centres, upscale boutiques, chic cafes, and pubs. Located minutes to downtown, within steps to beautiful tree-canopied pathways, major roadways and quick access to the mountains. This home perfectly blends modern living, entertainment, and impeccable luxury. Discover the remarkable lifestyle in Signal Hill.

Built in 1999

Essential Information

MLS® #	A2161527
Price	\$549,900
Sold Price	\$548,100
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,605
Acres	0.05
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	31 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
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Interior

Interior Features	Breakfast Bar, Closet Organizers, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Cul-De-Sac, Level
Roof	Cedar Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 16th, 2024
Days on Market	11
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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