

# **\$869,900 - 6530 Sierra Morena Boulevard Sw, Calgary**

MLS® #A2167564

**\$869,900**

3 Bedroom, 3.00 Bathroom, 1,621 sqft

Residential on 0.15 Acres

Signal Hill, Calgary, Alberta

This meticulously maintained bungalow offers the perfect blend of comfort and convenience. Nestled on a large corner lot in the desirable Signal Hill community, this home is located within minutes to schools, transportation, and amenities. Upon entry, you are met with a wide and open floor plan that invites you in. The formal dining room is the perfect place for entertaining friends and family. Hardwood floors lead you into the beautiful gourmet kitchen. The kitchen is adorned with granite counter tops, stainless steel appliances, a breakfast bar, and designer tile backsplash. The kitchen opens up to a large living room with soaring vaulted ceilings and a cozy gas fireplace. A breakfast nook can be found off of the kitchen and living room with a door leading out to the large covered deck. The primary bedroom is your own retreat, complete with a walk in closet and a 4 piece ensuite with a luxurious jetted tub. A 4 piece main bathroom and good sized second bedroom can be found on the main floor. The main floor is complete with a mudroom with a hookup for washer and dryer that leads to the double attached garage. The walkout basement provides ample space for entertaining with a large family room with a cozy gas fireplace as well as a third bedroom and 4 piece main bathroom. Doors from the basement lead out to a brick patio and beautifully landscaped backyard. The home has been very well taken care of over the years with pride of ownership evident throughout. Exceptional value!



Built in 1998

## Essential Information

MLS® #	A2167564
Price	\$869,900
Sold Price	\$852,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,621
Acres	0.15
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

## Community Information

Address	6530 Sierra Morena Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3C6

## Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Door Opener

## Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas

Has Basement	Yes
Basement	Finished, Full, Walk-Out

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 20th, 2024
Date Sold	September 30th, 2024
Days on Market	10
Zoning	R-C1
HOA Fees	0.00

**Listing Details**

Listing Office	Greater Property Group
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