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

MLS® #A2167564

## \$869,900

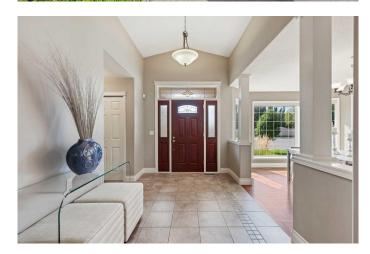
3 Bedroom, 3.00 Bathroom, 1,621 sqft Residential on 0.15 Acres

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!







### **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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