



GRASSROOTS
REALTY GROUP

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6206 Sierra Morena Boulevard SW
Calgary, Alberta

MLS # A2226069



\$848,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	5 Level Split		
Size:	2,053 sq.ft.	Age:	1991 (34 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, On Str		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Landscaped, Private, Reverse Pie Sh		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Ceiling Fan(s), Chandelier, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: TV in Primary Bedroom, TV in Basement Rec Room, TV Mount(s)

Step into a home where space, sunlight, and a sense of community come together seamlessly. Situated on a sprawling reverse pie lot just steps from the shops and services of Signal Hill Centre, this 5-bedroom, 3.5-bathroom residence offers over 3,000 sq ft of living space designed to accommodate your evolving family life. The moment you enter, natural light pours through the expansive front windows and vaulted ceilings in the formal living and dining areas. Hardwood floors span the entire main level, creating a warm, low-maintenance foundation for daily living. Whether you're hosting holiday dinners or simply enjoying a quiet evening, the open layout allows everyone to feel connected without sacrificing comfort or functionality. At the heart of the home lies a beautifully updated kitchen, where morning sun filters through a charming breakfast nook. Granite countertops, rich cabinetry, and a thoughtful backsplash design make this space as practical as it is inviting. Adjacent to the kitchen, the sunken family room becomes the daily hub—featuring a cozy fireplace and an elegant built-in wet bar that's perfect for casual entertaining, evening cocktails, or family celebrations. Step outside and discover a backyard that's truly an extension of your living space. Fully fenced and framed by mature trees, it offers both privacy and flexibility. Whether you're envisioning a trampoline, a garden oasis, or summer dinners on the deck, there's room for it all—and then some. With scenic walking paths just steps away, weekend strolls and evening walks become a part of your daily rhythm. Upstairs, the private quarters are thoughtfully arranged. The spacious primary suite faces the backyard and includes a walk-in closet and a five-piece ensuite with a jetted tub—ideal for evening wind-downs. Two additional

bedrooms and a shared 3-piece bathroom complete the upper floor, making it ideal for growing families or work-from-home setups. The fully finished basement offers two additional bedrooms, another full bathroom, and a generous rec area ready for a home gym, media space, or teen hangout zone—giving everyone their own corner of the home to enjoy. The oversized double attached garage offers ample space for vehicles and storage and connects directly to the laundry/mudroom. From here, a convenient side entrance leads out to the backyard, perfect for busy households or summer garden runs. Framed with stucco siding and subtly accented with aluminum-trimmed windows, this home offers timeless curb appeal with thoughtful durability. With no carpet throughout, an abundance of natural light, and access to parks, transit, shops, and walkable green spaces, this is the kind of home where family stories begin—and where they grow, year after year. Book your private showing today with your favourite Realtor!