



GRASSROOTS
REALTY GROUP

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**100 Sierra Morena Manor SW
Calgary, Alberta**

MLS # A2232654



\$925,000

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,474 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 449
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Morena West complex and this beautifully appointed east–west facing corner villa-style bungalow, offering nearly 2,550 sq. ft. of total developed living space. With 4 bedrooms, 3 full bathrooms, and a professionally finished basement, this home blends low-maintenance luxury with thoughtful design—perfect for downsizers seeking comfort without compromise. Step inside to a bright, airy layout with 9-foot ceilings, maple hardwood flooring, and elegant finishes throughout. The spacious living room is anchored by a stunning gas fireplace, and flows into the dining area and well-equipped kitchen, which features quartz countertops, stainless steel appliances, ample cabinetry, and a central island—the main floor seamlessly connects to the outdoor deck with gas BBQ hookup, great for summer time coffee or dining. The primary retreat is generously sized and offers a 5-piece ensuite with double vanity, soaker tub, tiled shower, and a walk-in closet. A second main floor bedroom sits adjacent to a full 4-piece bath, ideal for guests or a home office. Additionally, you'll find a large mudroom and laundry area with direct access to a spacious double attached garage, offering both convenience and storage. The basement level is professionally finished and features extra-tall ceilings, a large family room, a separate recreation area, two additional bedrooms, a 3-piece bathroom, and a flex space perfect for a gym, hobby room, or second office. There's also an expansive mechanical/storage room. Additional highlights include central air conditioning, a quiet, well-managed villa community, and unbeatable proximity to Westhills shopping, Griffith Woods, the C-Train, and Stoney Trail. Enjoy the surrounding pathways and green spaces in this peaceful yet connected location. Book your private showing today!

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