



**GRASSROOTS**  
REALTY GROUP

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**3678 Sierra Morena Road SW  
Calgary, Alberta**

**MLS # A2235303**



**\$564,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,344 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Many Trees, Private, Street Lighting		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** none

Affordable! 1350 sq ft 2 story attached home with 2 car detached garage in great location in Signal Hill located on a well treed lot with fenced private yard. Close to walking paths, parks, playgrounds, schools, shopping and more. This gem also features a fully developed basement. Main floor offers a large living room dining room area with front bay window and engineered hardwood floors. Large dining room area with recessed hutch nook, perfect for those special occasions. The open stair to upper level overlooks this area. The back kitchen area boasts generous cabinets and counter space, corner window over sink, ceramic tile floors, bay nook area, garden door to outdoor living on a large sunny deck and closet storage space. Also a 2 pce updated bathroom with designer wall paper accents. The back yard is perfect for children and pets as it's private and fenced. Upper level offers up 2 large bedrooms. The primary bedroom has a 2 pce ensuite bath, large closet and plenty of light from the two extra large front windows. 4 pce bath in the hall is conveniently located next to the large second bedroom also with 2 large east facing windows. The developed basement features large rec room area with durable engineered flooring. Room for the whole family down here or the teens and their friends. There is a 3rd or guest bedroom here (window does not meet egress standard). You will also find lots of storage and the washer and dryer.