



**GRASSROOTS**  
REALTY GROUP

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**305 Sierra Morena Green SW  
Calgary, Alberta**

**MLS # A2245992**



**\$515,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,246 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 518
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Storage		

**Inclusions:** N/A

This townhome on a quiet street has over 1900 sqft of living space and a 2-car garage. On the main floor, you'll see south-facing windows bringing in lots of natural light as well as a floor-to-ceiling stone fireplace. The kitchen has plenty of counter space and white cabinets, a breakfast nook that faces the front of the home. A new microwave hood and electric range stove as well as all appliances were swapped to stainless steel. Also on the main floor, a primary bedroom with an ensuite and a second bedroom. For your laundry needs, the machine was recently replaced with an all-in-one washer-dryer set. In the basement is a large family room/den, a 3-piece bathroom, lots of storage space, and a second access to the double garage. Recent upgrades include fresh paint, vinyl flooring in the bedrooms and basement, a new garage door opener, a new electric range and dishwasher, and all 3 bathrooms are upgraded. Located only minutes from a fire station, schools, and West Hills Shopping Centre. Don't miss out on this great opportunity to call this place home.