



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2248142**



**\$925,000**

|                  |                                                                           |               |                  |
|------------------|---------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Signal Hill                                                               |               |                  |
| <b>Type:</b>     | Residential/Duplex                                                        |               |                  |
| <b>Style:</b>    | Attached-Side by Side, Bungalow                                           |               |                  |
| <b>Size:</b>     | 1,471 sq.ft.                                                              | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 3                                                                         | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                                                 |               |                  |
| <b>Lot Feat:</b> | Landscaped, Rectangular Lot                                               |               |                  |

|                    |                                                                                                                                                      |                   |        |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                                                                                                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood, Tile                                                                                                                                       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                      | <b>Condo Fee:</b> | \$ 452 |
| <b>Basement:</b>   | Finished, Full                                                                                                                                       | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Stone, Wood Frame                                                                                                                  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | Shelves in the furnace room                                                                                                                          |                   |        |

OPEN HOUSE SAT OCT 18 FR 12:30-2:30. Discover the perfect blend of style, function, and low-maintenance living in this beautifully designed villa-style bungalow in the coveted Morena West community. This exceptional home offers an expansive layout bathed in natural light thanks to its sought-after west-facing yard, ensuring warm afternoon sunshine and glowing sunsets over your private outdoor space. The full-length driveway is a huge bonus providing not only additional parking for your own vehicles but also a welcoming space for visiting friends or family. Inside, every detail has been thoughtfully curated for both elegance and practicality. The heart of the home features soaring ceilings, wide-open living areas, a cozy gas fireplace, and a seamless flow into a chef-inspired kitchen complete with high end finishes, generous counter space, and premium appliances. The main-floor primary suite is a peaceful retreat, complemented by a luxurious spa-inspired ensuite and a walk-in closet designed for maximum organization. Not to be overlooked is the private office just off of the large entry foyer. Downstairs, the fully finished lower level offers 2 additional bedrooms, a spacious rec room with second fireplace, and a full bathroom, ideal for hosting guests or creating separate living zones. Outdoors, the west-facing yard becomes an extension of your living space, ideal for evening gatherings or simply unwinding in the sun. Note that upgrades include the larger custom laundry and flex room that provides a functional amenity not found in many units—offering extra cabinetry, workspace, or even the perfect craft or hobby area. Additionally en route to the oversized garage, a mudroom greets you with a custom bench, abundant storage, and space for organizing everything from seasonal gear to daily essentials. Positioned in one of Calgary's most desirable

west-side locations, Morena West offers quick access to Westhills Shopping Centre, Griffith Woods, and an extensive network of walking and biking paths. With its premium upgrades, larger functional spaces, and rare parking convenience, this home stands out as a true gem in the community. Book your private showing and experience why life in Morena West feels so effortlessly refined.