



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2248155**



**\$659,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,488 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

<b>Inclusions:</b>	None
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Are you looking to downsize into something smaller but do not want to go condo? This villa style bungalow is perfect for you! Enjoy the feeling of a house and do not worry about shovelling snow or maintaining a yard. Located on a quiet cul de sac a short drive or walk to the shopping of West Hills. The spacious 2+1 bedroom plan boasts vaulted ceilings on the main floor that make it feel even bigger than it is. The heart of the main floor is the living room that faces the rear of the house and is centered around a gas fireplace. Enjoy breakfast in the nook and then have family dinners in the huge formal dining room. Retreat to the spacious master bedroom that boasts a walk in closet and a three piece en suite that has a skylight. Need more space? The fully finished walk out level has a massive rec room, bedroom, and full bath. The common space in this development is governed by a homeowners' association, which offers more freedom than a typical condo development. You will love living on the West Hill being close to almost everything. These units do not come on the market often. Do not miss it!