



GRASSROOTS
REALTY GROUP

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12 Sierra Morena Way SW
Calgary, Alberta

MLS # A2248656



\$629,900

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,333 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Central Vacuum, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: none

First time on market! Here is your chance to own a lovely semi-detached bungalow with NO CONDO FEES yet enjoy landscaping and snow removal. A special residence offering over 2100 SF of living space in one of the most sought after areas of Signal Hill. Wonderful main level features a formal living room with bayed window overlooking the front yard and large dining room for family gatherings. Towards the back of the home is the gracious kitchen area with breakfast bar, dining nook and serene family room w/gas fireplace + built-in bookcase. The principle bedroom is a delight with large walk-in closet and a 4-piece ensuite bath (soaker tub too!). A 2-piece guest bath, main floor laundry and access to your private yard. The lower level offers a large recreational space, second large bedroom and 4-piece bath. Huge utility room offers future development potential or ideal storage. Double attached garage, new roof 2024, paved lane to garage and low monthly HOA of \$150.00 for lawn care and snow removal. This residence is in beautiful condition and was used as a family office space. Enjoy all the amenities of the area including walking/bike paths, West Hills shops, parks, playgrounds, bus/LRT, easy access to Stoney Trail and HWY 8 to Bragg Creek. No age or pet restrictions. Come see!!