



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

832 Sierra Morena Place SW
Calgary, Alberta

MLS # A2252905



\$772,500

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,875 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Clay Tile
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to this beautiful family home in the highly desirable community of Signal Hill! Perfectly located on a quiet cul-de-sac with a spacious pie-shaped lot, this property is just a short 10-minute walk to the shops, restaurants, and services at Signal Hill Centre and Westhills Towne Centre. With over 2,640 sq.ft. of developed living space, this four-bedroom, four-bathroom home is designed for comfort and function. The main level features soaring vaulted ceilings in the front living room, a bright and open kitchen with large island, stainless steel appliances including gas range, and a cozy family room with corner fireplace. Sliding doors lead out to the backyard, ideal for summer gatherings. A full bathroom with glass shower and convenient main-floor laundry complete this level. Families will appreciate the excellent school options nearby. Signal Hill is served by top-rated schools including Battalion Park School (K-6), A.E. Cross School (7-9), and Ernest Manning High School (10-12). Several reputable private and French immersion schools are also within a short drive, making this community highly sought-after for education. Upstairs, the spacious primary suite boasts mountain views, a walk-in closet, and a beautifully updated 4-piece ensuite with soaker tub. Two additional bedrooms and another upgraded bathroom provide plenty of room for the family. The fully finished basement offers a large recreation area, fourth bedroom, and full bathroom—perfect for guests or teens. Enjoy the oversized backyard for BBQs, while kids can play safely at the playground directly across the street. This is a rare opportunity to own a family-friendly home in one of Calgary's most sought-after communities. Book your private showing today!