



GRASSROOTS
REALTY GROUP

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

**3567 Sierra Morena Road SW
Calgary, Alberta**

MLS # A2254003



\$725,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,632 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

This 1,632 sq. ft. 2-storey home with a double detached garage is perfectly located in desirable Signal Hill. Featuring a fully developed walkout basement and numerous recent upgrades including new window frames, furnace, kitchen, and bathrooms, this home is move-in ready. The main floor offers a sun-filled living and dining room with large windows and a cozy gas fireplace. The spacious kitchen features crisp white tile backsplash and opens to a west-facing deck with stunning mountain views. Upstairs you'll find three bedrooms and two bathrooms, including a bright primary suite with ensuite. The walkout basement includes a large rec room, flex room, and full bath—perfect for family living or guests. Outside, an extra parking pad leads to the detached double garage. Just blocks from a K-9 school, close to Transit, Signal Hill Centre, and West Hills Towne Centre, this home combines comfort, convenience, and value in one of Calgary's top communities. You'll fall in love with this gorgeous home in a fantastic location!