



GRASSROOTS
REALTY GROUP

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1121 Sierra Morena Court SW
Calgary, Alberta

MLS # A2262194



\$900,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,825 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

Openhouse Saturday & Sunday Oct 4 and Oct 5 at 1 to 3pm. Welcome to this beautifully updated home offering over 2,500 sq ft of developed living space, featuring 4 BEDROOMS and 4 BATHROOMS and DOUBLE ATTACHED garage located in the highly sought-after community of SIGNAL HILL. Almost everything here is NEW! Enjoy peace of mind with numerous recent upgrades including NEWER HARDWOOD flooring, paint, kitchen, appliances, bathrooms, lighting, deck, air conditioner, and both front and back landscaping. The WALKOUT basement also features a newly added kitchen with an illegal suite that could easily be converted into a legal secondary suite with city approval. Nestled on a quiet cul-de-sac with a sun-filled west-facing backyard, this home welcomes you with a grand two-storey foyer and 17-foot HIGH CIELING that fill the open-concept main floor with natural light. The spacious kitchen is open to both the living room and breakfast nook, and provides direct access to a LAEGE DECK, perfect for outdoor entertaining. The main floor also includes a flex room ideal for a home office or formal dining area, a laundry room, and a guest bathroom. Upstairs, the primary suite comfortably fits a king-size bed and features a well-appointed ensuite and a walk-in closet. Two additional generously sized bedrooms and a 4-piece main bathroom complete the upper level. The fully developed walk-out basement boasts large windows that bring in plenty of natural light to the family room and games area. It also includes a guest bedroom, 4-piece bathroom, and ample storage space. Currently, the basement is successfully registered on Airbnb as a Superhost property, generating over \$2,000 per month (without using the bedroom, which is reserved for owner storage). This exceptional home offers the perfect balance of comfort, functionality, and income

potential—all within walking distance of shopping, restaurants, the public library, and an elementary school. Don’t miss your chance to own this stunning home in one of Calgary’s most desirable neighborhoods. You will love this house.