



GRASSROOTS
REALTY GROUP

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

MLS # A2268938



\$525,000

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,319 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Storage		

Inclusions: Sprinkler System, alarm does not work

Discover this exceptional semi-detached, fully developed bungalow villa in the highly sought-after community of Signal Hill. Offering low-maintenance living and extensive upgrades throughout, this rare property combines comfort, convenience, and style. Step inside to a bright and welcoming front family room with large windows that flows seamlessly into a formal dining area—perfect for entertaining. The updated kitchen features stainless steel appliances, a cozy breakfast nook, and opens to a comfortable second family room with a two-sided fireplace, creating a warm and inviting atmosphere. A 2-piece powder room and main floor laundry add to the convenience. The spacious primary suite includes his-and-her closets and a private 4-piece ensuite, offering an ideal retreat. Direct access to the oversized attached garage (24'4" x 20'8") makes daily living effortless. The fully finished lower level provides an expansive family and games area with a beautiful second fireplace, a large guest bedroom with ample closet space, and a 4-piece bath. A generous flex room offers versatility as an additional bedroom, home office, or gym (no window). Recent upgrades include: Vinyl deck replaced (2018), Upgraded attic insulation (2019), New roof (2020), New hot water tank (2021), New microwave hood fan (2025), New Eaves and downspouts (Nov 2025). Enjoy the south-facing deck for warm summer evenings and the rear deck for gardening and BBQs. Additional highlights include front and back irrigation, a large driveway with parking for four, and low-maintenance living with HOA fees \$169.06 / month covering lawn care, snow removal, irrigation and sprinkler maintenance and replacement. This property is within the Ernest Manning High School catchment, walking distance to Battalion Park K-6 and close to several excellent public and private schools. Ideally located just minutes

from West Hills shopping and dining, just 5 min to Westside Rec Centre, easy access to Glenmore Trail, Stoney Trail, and only 15 minutes to downtown Calgary—this home offers unbeatable convenience. A rare opportunity on the Westside—experience maintenance-free living at exceptional value.