



GRASSROOTS
REALTY GROUP

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**3667 Sierra Morena Road SW
Calgary, Alberta**

MLS # A2273484



\$714,900

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,619 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Enclosed, Garage Door Opener, Garage Faces Re		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, Pantry, Separate Entrance, Stone Counters

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

Inclusions: Pergola on Deck

With over 2,370 SQ.FT. of developed living space, this UPDATED and move-in ready home is situated in the highly sought-after community of SIGNAL HILL — available for QUICK POSSESSION before the New Year! A large front window fills the spacious living room with natural light, complemented by FRESH PAINT throughout the home. The front dining area offers versatility as a home office or flex space. The updated white kitchen features STAINLESS STEEL APPLIANCES, quartz countertops, tile flooring, an eat-up peninsula and a pantry, and opens to the cozy family room with HARDWOOD floors, a fireplace and sliding doors leading to a massive back deck. Upstairs, the king-sized primary bedroom showcases beautiful mountain views, a walk-in closet and a private ensuite with quartz countertops. Two additional bedrooms and a full 4-piece bathroom complete this level. The FULLY DEVELOPED BASEMENT offers a large rec room, upgraded carpet and underlay, a separate laundry room, a spacious 4th bedroom (window is not egress) and a 3-piece bathroom. A door and side entrance at the top of the basement stairs provides excellent POTENTIAL for a SEPARATE SUITE and mortgage helper. *A secondary suite would be subject to approval and permitting by the city/municipality*. Outside, the fully fenced yard features an expansive deck perfect for entertaining, along with a DOUBLE detached GARAGE. Notable recent upgrades include AIR CONDITIONING (2022), a NEW furnace (2020), NEW hot water tank (2023) and TRIPLE-PANE WINDOWS (2020). Ideally located within walking distance to Battalion Park School and Menno Simons Christian School, with easy access to many parks, playgrounds, pathways, shopping such as WEST HILLS, and all the amenities Signal Hill is known for. Close to the 69 Street LRT station and offers 3

bus stops within walking distance. This is a fantastic opportunity to own a beautifully maintained home in one of Calgary’s most desirable SW neighbourhoods.