



**179 Sierra Morena Landing SW
Calgary, Alberta**

MLS # A2275907



\$538,000

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,049 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.04 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 619
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Skylight(s), Walk-In Closet(s)		
Inclusions:	Alarm unit (No contract), Central Vacuum system & Attachments		

Welcome to this exceptional three-story semi-detached townhouse in Calgary’s Signal Hill community, offering a harmonious blend of comfort, style, and functionality. The main floor features an open-concept design with beautiful laminate flooring. The bright living room is centered around a stone gas fireplace and flows into the dining room to create the perfect setting for family gatherings or cozy evenings. The kitchen boasts a new electric stove, stunning mountain views, and a sunny breakfast nook where you can enjoy a morning coffee. Sliding doors lead to a southwest-facing deck, ideal for outdoor dining or relaxing at sunset. Upstairs, the primary bedroom impresses with mountain views, a spacious walk-in closet, and a four-piece en suite. Two additional bedrooms provide flexibility for family, guests, or a home office. The finished walk-out basement offers a comfortable family room for movie and game nights, laundry facilities, and direct access to a sheltered patio and a quiet inner courtyard with manicured lawns, providing your private retreat for peace and calm. Parking is never a concern with an attached double garage and extended driveway accommodating up to four vehicles. Exterior maintenance is professionally managed, so you can enjoy a low-maintenance lifestyle with peace of mind, especially with the new roof installed in June 2025. This home combines convenience and elegance in a prime location, just minutes from Signal Hill and Westhills shopping centers, top-rated schools, Signal Hill Library, Westside Recreation Centre, Griffith Woods, and a variety of restaurants. With easy access to Stoney Trail, Glenmore Trail, and Sarcee Trail, you’re perfectly positioned for quick trips to downtown or weekend escapes to the mountains.