



**1121 Sierra Morena Court SW  
Calgary, Alberta**

**MLS # A2276548**



**\$876,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,824 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Walk-In Closet(s)		

**Inclusions:** N/A

Open house SUNDAY 2:00-4:00 Rare plan with soaring living room 16ft ceilings. RECENTLY UPGRADED KITCHEN, new quartz, sink, cabinets and appliances. LARGE DINING ROOM with room for 8 piece dining room.. ALL NEW LIGHTING throughout the home. WALK OUT BASEMENT with full bedroom and bathroom. BASEMENT FULL KITCHEN, bar, which occasionally rents for airbnb. RECENT PAINT AND UPDATED COLORS.. Throughout the home. SUNNY WEST BACK YARD.. is great to sit out on the patio on those warm evenings and BBQ. Located on a quiet culdesac with low traffic for your kids to play. NO PAINTING the low maintenance exterior siding. For more info click on the virtual tour link.