



GRASSROOTS
REALTY GROUP

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**6558 Sierra Morena Boulevard SW
Calgary, Alberta**

MLS # A2278161



\$826,800

Division:	Signal Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,436 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Garden, Interior Lot, Landscaped, Lawn, Priv		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Wet Bar		

Inclusions: Pool table and accessories

Exceptionally maintained and upgraded one-owner home offering nearly 2,500 sq. ft. of developed, functional living space. Pride of ownership is evident the moment you walk up to the front door with the exposed aggregate walks and professional landscaping. The layout of the home is very inviting with three spacious bedrooms on the main floor including a primary with four-piece ensuite bathroom. There is a bright and comfortable living room, a large dining room for entertaining and an upgraded kitchen with stainless appliances, lots of cabinets and quartz counter tops. From the kitchen you can step out to the beautiful deck that has frosted glass for privacy and a glamorous spiral staircase leading to the backyard. This is a fantastic space that makes you feel like you are amongst the trees and is everyone's favorite spot for entertaining or lounging. The lower level of the home is a bright and sunny walk out and is finished to the same quality as the main level. There is a large entertainment area with an included pool table with accessories, a wet bar with live edge counter and custom tile backsplash and a cozy sitting area with a gas fireplace. The perfect area to relax while watching TV. The lower level also has another bedroom, great for older children or guests, an upgraded three-piece bathroom, a nice laundry room and a huge storage room. This home is situated in the highly desirable community of Signal hill, known for excellent schools, nearby playgrounds, parks, and extensive walking and biking paths. Enjoy mountain views and the convenience of being within walking distance to the Westhill shopping center, steps to transit, with easy access to downtown and the ring road to get west to the mountains quickly. The beautifully landscaped and private yard features mature trees, stunning perennial gardens, concrete edging, and a custom storage shed that

matches the exterior of the home. This is an excellent property. Call today for your private viewing!