



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2280023**



**\$899,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,556 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** Vault and furnitures

Welcome to this one of a lifetime opportunity to own a bi-level home in the desirable Signal Hill community. This incredible property has been lovingly maintained and now it's ready for your family to create another lifetime of memories. The main floor offers the master bedroom with a large walk-in closet, another large bedroom, a full bath, and a spacious family room with a marble fireplace, a formal dining area, a bright and airy kitchen with granite counter tops and beautiful oak cabinetry. The formal dining room with a bay window can easily be turned to a formal living room. The developed lower level offers a large recreation room, ample of storage, a full bathroom, and additional bedrooms which provide plenty of space for children and guests. The other basement bedroom was used as a hair salon. Enjoy the newly restored clay roof, hot water tank, as well as basement fireplace with a hand cut rock, insulated basement ceiling throughout the home. The basement has wine making room or you call it wine cellar. You will appreciate the convenience of an oversize heated double attached garage and a beautifully landscaped backyard. This beautiful corner lot property has it all-an excellent community elementary school along with easy access to downtown, Universities, Stoney trail, the mountains, restaurants and shopping. Don't miss out—book your showing today!