



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2281978**



**\$829,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,665 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Irregular Lot, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Granite Counters, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Garage Remotes

Set on a quiet cul-de-sac in Signal Hill, this well-cared-for walkout bungalow offers Rocky Mountain views, a southwest-facing backyard, and the pride of original ownership. The bright, open main floor is filled with natural light and features high ceilings and hardwood floors throughout. The kitchen includes maple cabinetry, granite countertops, and recent updates including a new backsplash and refreshed surfaces, with a breakfast nook that opens onto a large composite deck overlooking the mountains. The spacious living room is anchored by a cozy gas fireplace, an inviting place to relax with a book, while a formal dining room provides excellent space for hosting. The primary bedroom includes a walk-in closet and private ensuite, complemented by two additional bedrooms or flexible office space and a full main bath. The walkout basement offers versatility to configure to your needs and opens to a generous backyard with a cobblestone patio. Additional highlights include air conditioning, a new hot water tank (2024), and newer furnace and windows. Located in a well-established Signal Hill community with access to pathways, parks, schools, shopping, and major roadways, this is a rare opportunity to own a bungalow with views in a prime southwest location. Book your private showing today.