



GRASSROOTS
REALTY GROUP

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12 Sierra Morena Way SW
Calgary, Alberta

MLS # A2284247



\$599,900

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,337 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)

Inclusions: Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Vacuum System plus attachments, All appliances that are included (as is)

Welcome to easy living in this charming semi-detached bungalow in the heart of Signal Hill. With over 2,100 sq. ft. of finished space, no condo fees, and low-maintenance perks like included lawn care and snow removal (\$150/month), this home is ideal for anyone looking to simplify without sacrificing space or comfort. Step inside to a bright and welcoming main floor. The front living room features a bay window that brings in natural light and overlooks the beautifully kept front yard. A dedicated dining room offers the perfect space to gather with family or friends. Toward the back of the home, the kitchen is warm and inviting, with a breakfast bar and cozy dining nook that opens to a relaxed family room complete with a gas fireplace and custom built-in shelving. The spacious primary suite offers a quiet retreat with a walk-in closet and a 4-piece ensuite featuring a soaker tub. Main-floor laundry, a convenient powder room, and direct access to your private backyard make everyday living seamless and functional. The finished basement is perfect for guests, hobbies, or movie nights. It includes a large recreation area, a generous second bedroom, and another full 4-piece bathroom. A roomy utility/storage area adds even more flexibility. Notable upgrades include a new roof (2024) and a double attached garage with access via a paved rear lane. The home sits in a quiet, well-maintained setting within a well-established community known for its walkability and access to nature and amenities. You're just minutes from Signal Hill Centre and Westhills Towne Centre for groceries, dining, and daily essentials. Enjoy nearby parks, walking paths, playgrounds, transit, and LRT, with easy access to Stoney Trail and Highway 8 for weekend escapes to Bragg Creek or the mountains. No age or pet restrictions make this a flexible choice for many lifestyles—from right-sizers to snowbirds to

anyone looking for a low-stress home in one of Calgary’s most desirable west-side communities.