



**159 Sierra Morena Terrace SW
Calgary, Alberta**

MLS # A2288473



\$695,000

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,586 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Irregular Lot, Sloped		

Heating:	Fireplace(s), Zoned	Water:	-
Floors:	Carpet, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this west-facing semi-detached bungalow (half duplex) in Signal Hill, offering a relaxing outdoor deck for evening sun and mountain views on clear days. Inside, soaring vaulted ceilings and abundant natural light set the tone for an inviting open-concept living and dining space anchored by a cozy gas fireplace—ideal for both everyday comfort and entertaining. The kitchen and dining area flow seamlessly to the deck for easy indoor-outdoor living. The main floor features a spacious primary bedroom with a walk-in closet and a 4-piece ensuite, plus a second bedroom, a dedicated office/den, an additional full bathroom, and convenient main-floor laundry. A true highlight is the fully finished walkout basement—bright, spacious, and highly functional. With direct access to the backyard, this level feels open and livable, not like a typical lower floor. Enjoy a large recreation/family area with its own gas fireplace, plenty of room for a home theatre, gym, kids’s play zone, or guest setup, plus a third bedroom, another full bathroom, a flexible bonus room, and excellent storage—perfect for multi-generational living or a growing family. Mechanical highlights include dual boiler heating with separate zoning for the main level and basement, separate hot-water systems (dual hot water), central A/C, a fresh-air ventilation system (HRV/ERV), and a water softener. Buyers to verify equipment details. Enjoy a prime westside location with walkable access to the public library, nearby parks and pathways, convenient shopping and dining at Westhills / Signal Hill Centre, transit options, and quick routes around the city. Designated to Ernest Manning High School, a well-regarded option on Calgary’s west side (buyers to verify school designations and program eligibility).