



**95 Sierra Morena Manor SW  
Calgary, Alberta**

**MLS # A2289736**

**\$875,000**



<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,486 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Few Trees, Level, Low Maintenance Landscape, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 452
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to 95 Sierra Morena Manor SW! A beautifully crafted villa-style bungalow in the sought after Morena West community of Signal Hill offers 3 bedrooms, 3 bathrooms, and over 2800 square feet of developed living space where low-maintenance living meets genuinely elevated design. From the moment you step through the front door, the quality is unmistakable. Hard surface flooring throughout, high ceilings, and an abundance of natural light set the tone for the open plan main floor, where the living room, dining area, and kitchen flow effortlessly together. The kitchen is a true centrepiece &mdash; designed for those who love to cook and gather. Two-tone cabinetry in crisp white and rich mocha pairs with quartz countertops, a large island with undermount sink, gas range, stainless steel appliances, and canopy hood fan. Designer brass pendant lighting and a herringbone tile backsplash add a layer of warmth and sophistication. And thanks to a thoughtful owner customization, a generous walk-in pantry just off the kitchen provides the kind of storage that serious home cooks dream about. The living room anchors around a breathtaking floor-to-ceiling showstopping tile surrounding a sleek linear gas fireplace. Step through the rear door to your private west-facing deck, enclosed by a frosted glass privacy panel and surrounded by maturing evergreens against a striking stacked stone perimeter wall. No rear neighbours, no overlooking homes &mdash; just open skies and afternoon sunshine. The main floor primary suite is a genuine retreat, complete with a spa-inspired 5-piece ensuite featuring double vessel sinks, quartz countertops, a soaker tub with separate shower, and a walk-in closet with custom built-in organizers. Just off the main living area is something you won't find anywhere else in the community &mdash; a den framed by a reclaimed antique schoolhouse door

sourced from Wales, UK. Original glass panes, aged wood, a story built into every detail. Whether it becomes your home office, reading room, or additional bedroom when guests arrive, it earns its place the moment you see it. Downstairs, the fully developed lower level surprises with its scale and finish quality. A massive rec room features a second gas fireplace and plenty of room for a media area, games table, or whatever your lifestyle calls for. Two additional bedrooms, a beautifully finished 3-piece bathroom, and a dedicated laundry room with cabinetry, quartz countertop, utility sink, and stacked front-load washer/dryer. Located in one of Calgary's most desirable west-side communities, Morena West offers quick access to Westhills Shopping Centre, Griffith Woods, and an extensive network of walking and biking paths. With its premium upgrades, expanded functional spaces, and rare parking convenience, this home truly stands out within the community. Book your private showing and discover refined living in Morena West.