



**63 Sierra Morena Gardens SW  
Calgary, Alberta**

**MLS # A2293898**



**\$599,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,436 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Lawn		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 548
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d55
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)

**Inclusions:** 2 TV wall mounts

OPEN HOUSE Sat April 11, noon -2pm. Immaculate and extensively renovated 45+ home across from Sierra Morena Park with over 2,000 sq ft of beautifully updated living space. This exceptional home in the highly sought after 45+ (Just one owner needs to be 45+ and NO MINORS) and pet-friendly community of Signal Hill shows absolutely pristine from top to bottom. Extensive renovations throughout create a modern, elegant space that truly stands out. The fully renovated kitchen features quartz countertops, a custom designed pantry with butcher block counter, soft-close cabinetry, updated lighting and newer appliances. The home also boasts two stunning stacked stone gas fireplaces, new flooring throughout, fresh paint, new blinds, updated interior doors, modern staircase railing, pot lighting and All popcorn ceilings have been professionally removed and refinished to modern flat ceilings throughout. Upstairs you'll find two spacious primary bedrooms, both with walk-in closets and private ensuites. The primary ensuite has been fully renovated and features heated floors for year-round comfort. The fully finished lower level offers a large family room, third bedroom and full bathroom &mdash; perfect for guests or additional living space. Additional upgrades include upstairs laundry (2025), quartz counters in kitchen and ensuite, new lighting throughout, Ecobee thermostat, Telus Optik fibre and doorbell camera, Phantom screen door, built-in garage storage, rough-in for central vacuum and a high-efficiency furnace installed in 2020. The location is outstanding &mdash; directly across from beautiful Sierra Morena Park, steps to walking paths and only 3 minutes to the Signal Hill Community rink. Enjoy incredible convenience with Westhills shopping, groceries, restaurants and services all within walking distance, quick access to Stoney Trail and the mountains,

and only about 15 minutes to downtown. This home is spotlessly clean, exceptionally well maintained and shows incredibly well. A rare opportunity in one of Calgary's most desirable 45+ communities.