



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

MLS # A2298837



\$848,800

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|------------------|----------------------------------|---------------|-------------------|
| Division: | Signal Hill | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,689 sq.ft. | Age: | 1991 (35 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, Driveway | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Corner Lot | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Closet Organizers, Double Vanity, Laminate Counters, Track Lighting, Walk-In Closet(s) | | |

Inclusions: Humidifier AS IS

Welcome to an exceptional opportunity to own a bungalow with 3 bedrooms on the main floor in the prestigious community of Signal Hill—where refined living meets timeless elegance and effortless comfort. This beautifully appointed detached residence offers a rare blend of tranquility, space, and elevated design in one of Calgary’s most sought-after west-side enclaves, prized for its close proximity to top-tier amenities, parks, pathways, and shopping. From the moment you arrive, the home captivates with its inviting curb appeal and serene setting, while inside, a bright and airy open-concept layout unfolds, enhanced by expansive windows that bathe the space in natural light. Laminate flooring flows seamlessly throughout the main level, complementing a sophisticated living room anchored by a charming wood-burning fireplace—an ideal setting for both intimate evenings and refined entertaining. The kitchen is thoughtfully designed for both form and function, showcasing ample cabinetry, quality finishes, and a generous workspace that connects effortlessly to a spacious dining area, with direct access to a large cedar deck overlooking the beautifully landscaped backyard—perfect for summer gatherings or peaceful morning coffee. The main floor continues to impress with a well-appointed primary retreat, complete with a walk-in closet and a private 5-piece ensuite designed for relaxation, featuring dual vanities, a soaker tub, and a separate glass shower, while two additional main floor bedrooms offer excellent versatility for growing families, guests, or home office needs. Downstairs, the fully developed lower level expands your living space with exceptional functionality, offering a large recreation area, two additional bedrooms, 3pc bathroom, and ample room for entertainment, fitness, or hobbies, with large windows

ensuring the space feels just as bright and welcoming as the main floor. Completing the home is a private backyard oasis enhanced by mature landscaping and inviting outdoor spaces, along with a double attached garage for added convenience, all ideally located with easy access to Westhills Towne Centre, transit, schools, and scenic walking paths—delivering the perfect balance of urban convenience and peaceful suburban living. This is bungalow living at its finest—an elegant, low-maintenance lifestyle without compromise in one of Calgary’s most desirable communities.