



**1101 Sierra Morena Court SW  
Calgary, Alberta**

**MLS # A2145370**



**\$769,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,312 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, Pantry		

**Inclusions:** N/A

Open floor plan Bi-level in a great cul-de-sac location! This well maintained Bi-level is close to Westhills shopping and in the desired community of Richmond Hill! Vaulted ceilings on the main floor with total of 4 bedrooms and 3 full bathrooms. The main floor boasts an open large entrance, formal dining area, spacious kitchen with island, overlooking cozy family room with 2 sided fireplace and a work desk! French doors lead to raised deck and backyard. Master with 4 piece en-suite that includes separate shower and jetted tub. Second bedroom/office with second bathroom. Main floor laundry completes this floor. Professionally finished basement with large windows, massive recreation room, two good sized bedrooms and full bathroom. Great potential for a legal suite! Recent upgrades include air conditioner in 2022, furnace in 2023. Roof was changed in 2011. Recently upgraded bathrooms and ceramic tiles. Open House Saturday June 29 1:30 PM to 4:30 PM. Call your Realtor for your private viewing!