



**220 Sierra Morena Place SW
Calgary, Alberta**

MLS # A2150761



\$829,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,591 sq.ft.	Age:	1990 (34 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Level, Pie Shaped L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	2 sheds, storage cabinet in Powder Bath, armoire in basement Bedroom		

Congratulations! The search for your perfect home is over! Everything about this property is ideal for this new chapter of your Family's lives! It's located in a very quiet & safe cul-de-sac, with a MASSIVE back yard, in an established community, walking distance to parks, pathways, playgrounds, K-12 schools, library, Westside Leisure Center, theatres, restaurants, medical offices, all the shopping Westhills has to offer, and has incredible access to anywhere in town or the mountains! Inside, all the principle rooms are of a great size, and are located to provide both maximum live-ability & privacy. Best part is that this home is ALL BUT NEW! Since 2021 updates / upgrades include a new custom Kitchen with gourmet appliances, new Bathrooms, new hardwood and tile, new windows with Argon gas & high end window coverings, new hot water tank, new furnace, new air conditioner, and all the poly-B was replaced with PEX. Outside there's new decking, a new driveway and the roof was inspected & tuned-up this year! Don't delay... make this your Family's new home before someone else does!