



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

MLS # A2152361



\$845,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,085 sq.ft.	Age:	1991 (33 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Rectangular Lot, T		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Kitchen Island, Walk-In Closet(s)		

Inclusions: None

Welcome to this exceptional 4-bedroom, 2-bath house on a HUGE corner lot backing onto a park, nestled in the highly sought-after community of Signal Hill. Situated on a tranquil cul-de-sac, this residence offers an exceptional living experience. As you step inside, you are immediately captivated by the open living room, featuring large windows that flood the space with abundant sunlight. The open kitchen is equipped with ample cabinetry, stainless steel appliances, a corner pantry, a convenient breakfast counter, and a dining area that provides access to a lovely, large deck. The spacious family room is completed with an inviting fireplace surrounded by built-in shelves. Furthermore, the main level offers a den, a laundry room, and a 2-piece bathroom to ensure comfort and convenience for the entire family. As you ascend to the second storey, you will discover a generously sized master bedroom, two well-appointed bedrooms, and a 4-piece bathroom. The master bedroom offers a walk-in closet and an alluring 4-piece ensuite. The fully finished basement enhances the overall living space and includes a large entertainment area, a flex room, and a 4-piece bathroom. The beautiful sunny southeast backyard features a large stamped concrete patio, a spacious deck with a hot tub, and mature trees, providing an ideal space for gathering with family and friends. Notably, several thoughtful upgrades have been implemented, including new carpet on the upper level and fresh paint on main and upper levels. This property boasts a fantastic location, within walking distance to shopping, amenities, entertainment, and parks. It is also close to well-regarded public and private schools, public transportation, and the Westside Recreation Centre, with quick access to downtown and the mountains. Book your private showing today!