



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

MLS # A2182320



\$855,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Signal Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,874 sq.ft. | Age: | 1993 (31 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Cul-De-Sac | | |

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|--------------------|--|-------------------|------|
| Heating: | High Efficiency, Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, Separate Entrance | | |

Inclusions: Basement refrigerator

Welcome to this fully finished two-story home in the highly sought-after community of Signal Hill. Nestled on a quiet cul-de-sac, this property features a fully developed WALK-OUT basement and a sunny SOUTH-facing backyard, perfect for year-round enjoyment. Step inside to discover fresh interior paint and soaring vaulted ceilings, complemented by gleaming hardwood floors. The kitchen is good-sized, offering newer stainless steel appliances, a central island, and a picturesque view of the backyard and brand-new deck—ideal for entertaining or relaxing. Adjacent to the kitchen, the breakfast nook provides a cozy spot for meals and opens into a welcoming living room. Upstairs, you’ll find three spacious bedrooms, including a large primary suite with a 4-piece ensuite and walk-in closet. Two additional bedrooms and a 4-piece bathroom complete this level, offering plenty of space for family or guests. The walkout basement is a standout feature, boasting new laminate flooring, a large recreation area, a 4th bedroom, a full bathroom, and a versatile flex room—perfect for a home office, gym, or hobby space. From here, step out to the backyard and enjoy the peace and privacy. Some recent updates to this home, including exterior stucco paint, a newer high-efficiency furnace, and stylish new zebra blinds throughout. Signal Hill offers exceptional amenities, including schools, parks, and the nearby Signal Hill and Westhills Shopping Centres. With easy access to Glenmore and Stoney Trails, as well as Sarcee and Richmond Roads, getting around Calgary or escaping to the mountains is a breeze. Don’t miss this beautiful home—schedule your private viewing today!