



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2203425**



**\$899,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,005 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard, Fruit Tre		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Closet Organizers, Double Vanity, Jetted Tub, Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Skylight(s), Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wood Windows

**Inclusions:** None

Welcome to this beautifully finished two-story home, perfectly situated on a quiet cul-de-sac in Signal Hill. Backing onto a serene west-facing green space and park, this property features a fully developed walkout basement and offers exceptional living spaces throughout. As you step inside, soaring vaulted ceilings create a grand entrance, leading into a spacious front family room with gleaming hardwood floors. The formal living/dining room is bathed in natural light from expansive windows, providing the perfect setting for gatherings. The well-appointed kitchen boasts stainless steel appliances, a central island, a walk-in pantry, and a gas stove. It overlooks the stunning backyard and opens onto a generous 13' x 18' upper deck—ideal for entertaining. Adjacent to the kitchen, a cozy breakfast nook flows seamlessly into the inviting family room, with a stone fireplace. Upstairs, the expansive primary suite features cathedral ceilings, a walk-in closet, and a nice ensuite with dual sinks, a soaker tub, and an updated stone shower. Two additional bedrooms and a four-piece bathroom complete the upper level. The fully developed walkout basement is a highlight of the home, offering 9-foot ceilings, large windows, and abundant entertaining space. This level includes a recreation area, a wet bar, a full bathroom, and a fourth bedroom—ideal as a guest suite, home office, or games room. Notable features include: • Central air conditioning (2013) • High-efficiency furnace (2013) • Newer washer and dryer • Basement flooring (2020) • Insulated and drywalled garage with hot and cold water hookups • Unique pine wine storage area under the stairs Centrally located, this home is just a five-minute walk to transit, the public library, and the many shops, restaurants, and amenities of Westhills and Signal

Hill Centre. Don't miss this incredible opportunity to own a beautifully maintained walkout home in one of Calgary's most sought-after communities!