



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**309 Sierra Morena Green SW**  
**Calgary, Alberta**

**MLS # A2208428**



**\$599,999**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,369 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscape, Rectang		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 604
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, All Window Coverings, Shower Panel for Primary Ensuite

**WATCH THE VIDEO TOUR! NO AGE RESTRICTIONS!** As soon as you enter you'll notice that there is NOTHING like this in SW Calgary for under \$600K. You have brand new LVP flooring, space for a breakfast nook & these gorgeous vaulted ceilings accentuate your new custom designed kitchen w/ hidden cabinet drawers for a clean look that maximizes storage, 2-toned cabinets w/ white oak uppers, a classic yet beautiful backsplash, a window over your sink, quartz countertops, undermount lighting & new appliances - be sure to open your fridge! Straight ahead, is your sunlit family/dining room w/ space to host up to 8 people & decorative transom windows. You'll fall in love w/ the 12ft ceilings, the expansive views & a large living room w/ a corner gas fireplace. A door leads to your private S-facing balcony where you'll love watching the sunset w/ mountain views to the west. Back inside, you'll notice that the entire place has just been painted & you have a TV outlet in your living room. Around the corner, is your primary bedroom, staged w/ a Queen Bed but could comfortably fit a King w/ nightstands & extra furniture. Your renovated ensuite is a life upgrade. Between the XL vanity w/ quartz countertops, lighting & elegant touches like the brushed gold hardware, the waterfall faucet & new shower w/ a rainfall showerhead (shower glass sliding door just installed) & a handheld spray. Last but not least, you have a large walk-in closet. Leaving your primary bedroom & down the hall, you'll find an additional bed/bath. Your guest bathroom ft. a new tub, matte black shower fixtures & easy to clean tile w/ a niche, new toilets in both bathrooms, another great vanity & a medicine cabinet. Outside you'll find a hallway w/ a door leading to your 2nd bedroom, on opposite sides of the primary. This room is spacious, it could sleep 2 kids; perfect for

your teenager, act as a guest room or be used as a private office. Back in the hall, you'll find a coat closet, your laundry room just across w/ a new washer/dryer, upper cabinets & even a linen closet in this room. Straight ahead is your furnace room w/ storage space. Your HE Furnace & hot water tank were both installed in 2023, central vac. & 100amp panel. A door leads down (by stairs) to your 20' x 21.5' garage that's drywalled/insulated, giving you room to comfortably park 2 cars + 2 more on the driveway, overhead space for storage & even has space for a workshop. This townhouse comes w/ blinds in the beds, no carpet throughout, NO AGE limit, the windows were upgraded in 2022, roof replaced in 2021 & you have year-round maintenance meaning no shovelling or cutting grass. You're 15mins to downtown, 26mins to Brag Creek, 1 hr to Banff & Canmore, w/ an easy commute via the ring road. You're surrounded by prestigious schools, Golf Courses nearby, the Westside Rec. Centre w/in a 4min drive along w/ 69th St. Train Station, the Aspen, Westhills & Signal Hill Shopping centre along w/ Richmond Square. WATCH THE VIDEO!