



**84 Sierra Morena Landing SW  
Calgary, Alberta**

**MLS # A2291279**



**\$674,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,453 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Boiler, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 694
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Pantry, Skylight(s), Stone Counters, Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	Alarm System, TV Mount and Bracket		

\*\*\*Sunday Open House Cancelled\*\*\* This well-maintained bungalow villa in Signal Hill offers a bright, open-concept layout with vaulted ceilings, hardwood flooring, and plenty of natural light. The upgraded kitchen features granite countertops, stainless steel appliances, and a skylight, and connects to the breakfast nook and living room with a gas fireplace. From the breakfast nook, step out to a large deck with an awning and enjoy elevated southwest-facing views. The deck is designed to waterproof the covered patio below, extending outdoor living space. The primary bedroom includes a walk-in closet and a four-piece ensuite with stone countertops, a soaker tub, separate shower, and an additional skylight. At the front of the home, a formal dining room is ideal for entertaining, while a second bedroom (currently used as an office) adds flexibility. A two-piece powder room with an upgraded vanity completes the main level. The mudroom leading to the garage offers stacked laundry, counter space, and cabinetry for extra storage. The double garage is insulated and drywalled. The fully developed walkout basement features radiant in-floor heating supplied by a boiler system, upgraded carpet, a second fireplace, and a large living and recreation area. There is also a bedroom, a four-piece bathroom with stone countertops, and a gym with professional flooring that could be converted to a fourth bedroom. The walkout opens to a covered patio below the upper deck, providing shade in summer. The backyard includes one of the few private gardens in the complex, where owners can plant freely. Additional features include newer central air conditioning (approximately 2 years old), a newer hot water tank (approximately 2 years old), water softener, central vacuum, and ample storage. This home DOES NOT contain Poly-B plumbing. Excellent location with quick access to

Westhills Town Centre Shopping & Restaurants, Aspen Landing Shopping Centre, the LRT, and major routes.