



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

**MLS # A2306739**



**\$729,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,650 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Private,		

<b>Heating:</b>	Boiler, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	Breakfast Bar, Ceiling Fan(s), Chandelier		

**Inclusions:** Television Wall Mount in Master Bedroom

This beautifully designed bungalow villa with walk out basement offers the perfect blend of comfort, style and privacy. Backing onto a green space, this villa provides peaceful and serene views from the private balcony, ideal for relaxing or entertaining. The open concept main floor is filled with natural light, enhanced by skylights, vaulted ceilings and rich hardwood flooring through out the main living areas. A spacious island kitchen features stainless steel appliances, gas stove, granite countertops, and a breakfast bar, seamlessly connecting the kitchen and living room areas. The large formal dining room will easily accomodate large dinner parties with family and friends. This main level also includes two well appointed bedrooms and two full bathrooms, which includes the primary bedroom with walk in closet and a spa inspired five piece ensuite that adds a touch of luxury to everyday living. Central Air Conditioning ensures year round comfort. The fully finished walk out lower level boasts a huge family room with gas fireplace and direct access to the private outdoor patio. This level also offers a spacious third bedroom and a full 4 piece bathroom, perfect for guests or extended family. There is a "flex room" with plumbing roughed in, ideal for a hobby room, summer kitchen or wine room. You will also find a large storage room, offering an abundance of storage space or an area for future development if needed. This bungalow villa offers a rare combination of elegant finishes, functional layout and a tranquil setting and an exceptional opportunity for those seeking low maintenance living without compromising on style or space.