



GRASSROOTS
REALTY GROUP

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101 Sierra Morena Landing SW
Calgary, Alberta

MLS # A2309048



\$549,900

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,598 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, P		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 619
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Kitchen Island, Garage Door Open has 1 Remote

Welcome to 101 Sierra Morena Landing SW! A townhome that doesn't just check boxes but truly welcomes you home. From the moment you arrive, you'll feel the warmth and care poured into this exceptional property, lovingly maintained and thoughtfully updated over the years. Step first onto your charming south-facing front patio, where golden evening sun invites you to sit back, relax, and unwind. As you enter, you are greeted by soaring nine-foot ceilings and gorgeous hardwood flooring that flows throughout the main level. The spacious living room, anchored by a cozy gas fireplace, sets the tone for quiet nights in, while the large dining area transitions effortlessly into a kitchen designed to inspire. Here, a beautiful tile backsplash, upgraded stainless steel appliances, a central island, and a well-placed pantry offer both beauty and practicality. Just off the kitchen nook, an upper deck awaits complete with a gas line for your barbecue and peaceful views of the lush green space beyond. Upstairs, the thoughtful layout continues with two generous primary suites. The front bedroom features its own private balcony with breathtaking mountain views, a four-piece ensuite, and a huge walk-in closet. The second primary bedroom is equally impressive spacious enough to easily accommodate a king-size bed and offers a four-piece ensuite, large walk-in closet, and the added convenience of an in-suite washer and dryer. The lower walkout level is made for connection and fun whether you are hosting a card night, setting up a home theater, or even fitting in a pool table. Patio doors lead directly out to a tranquil, tree-lined green space where the sounds of nature replace the noise of the day. With electric in-floor heating and direct access to your large, double attached garage, this level feels comfortable and practical in every season. Every corner of this home reveals the

seller's pride of ownership. Recent updates include a new roof by the condo board just last year, a replaced hot water tank two years ago, smart light switches in the bedrooms, and updated lighting throughout most of the home. The stainless-steel appliances were upgraded four years ago, and if you ever wish to remove the carpet from the stairs, beautiful hardwood waits just beneath. Located in a fantastic community close to public transit, shopping, and easy access to Stoney Trail, this is more than a townhome it is the kind of place you'll be excited to come home to. Truly, a must see!