



GRASSROOTS

REALTY GROUP

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**531 Sierra Morena Court SW
Calgary, Alberta**

MLS # A2310810



\$799,999

Division:	Signal Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,549 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Pantry, Storage		

Inclusions: Key(s)

Open House Sunday, June 14th 1 - 4pm! NEW STAGING WORTH A VISIT. Tucked away in the highly sought-after community of Signal Hill, this sprawling bi-level offers nearly 3,000 sq. ft. of beautifully maintained living space designed for comfort, quiet living, and entertaining. Lovingly cared for over the years, pride of ownership is evident throughout every inch of this exceptional home, where the heritage and craftsmanship of a master tile and stone setter can be seen throughout the property. Step inside and immediately appreciate the unique sense of space and tranquility. Thoughtfully designed with soundproofing between levels, this home feels remarkably quiet and private. The bright main floor features two oversized bedrooms positioned at opposite ends of the home for added privacy, while a flexible front room off the entrance can easily function as a formal dining area, sitting room, or home office/den. A spacious main floor laundry room adds everyday convenience. The heart of the home extends outdoors to the covered west-facing deck — the perfect place to unwind with ample sunshine and mountain views to the west. The sunny, private backyard also features a generous garden plot ideal for growing your own vegetables and enjoying the outdoors. Additional storage below the deck provides excellent practicality. Downstairs, the expansive basement was made for entertaining, offering a massive open recreation space warmed by a stunning stone fireplace. Wine enthusiasts will appreciate the large wine cellar, while the room currently configured as a salon offers incredible versatility with plumbing already in place — ideal for a home-based business, studio, or future additional bedroom. Additional recent upgrades include newly sealed clay roof tiles, a new hot water tank, and a replaced garage door and motor. The

insulated and heated garage is exceptionally well-equipped with both hot and cold water taps. Located just minutes from Westhills shopping, restaurants, amenities, and major access routes, this home combines space, flexibility, and enduring quality in one of Southwest Calgary's most desirable neighbourhoods. A rare opportunity to own a meticulously maintained home with outstanding versatility and timeless appeal.