



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

**MLS # A2317630**



**\$999,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,996 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Back		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Storage Shed

Rarely do homes combine a fully finished walkout basement, pie-shaped lot, cul-de-sac location, and direct green space backing in one package. Welcome to this exceptional family home in the highly sought after community of Signal Hill, offering nearly 2,900 sqft of developed living space, 4 bedrooms, 3.5 bathrooms, and an outstanding layout designed for both everyday living and entertaining. Situated on a large southeast-facing pie lot backing onto pathways and a playground, this beautifully maintained home offers privacy, space, and a setting that is increasingly difficult to find. The bright and inviting main floor is highlighted by a stunning open-to-below living room featuring soaring ceilings, a gas fireplace, and an abundance of natural light from the large windows overlooking the backyard. The spacious kitchen offers ample cabinetry, a pantry, and plenty of prep space, while the adjacent dining area provides direct access to the upper deck - perfect for morning coffee or summer gatherings with family and friends. A dedicated main floor office creates the ideal work from home space, while the mudroom, laundry room, and convenient 2 piece bathroom complete the level. Upstairs, the spacious primary retreat offers plenty of room to unwind and features a large walk-in closet and generous ensuite complete with a soaker tub and separate shower. Two additional bedrooms and another full bathroom provide comfortable accommodations for family members or guests. The open-to-below design adds a sense of space and elegance rarely found in today's homes. The fully finished walkout basement adds tremendous versatility and is perfectly suited for entertaining, multi generational living, or growing families. This level features a massive recreation room with a second gas fireplace, a large fourth bedroom, a full 3 piece bathroom, and direct access to the beautifully

landscaped backyard. Outside, you'll appreciate the mature landscaping, storage shed, extensive pathway system, and the benefit of having no neighbours directly behind. Enjoy easy access to parks, schools, shopping, transit, and major roadways while living in one of Calgary's most established and desirable westside communities. A rare opportunity to own a walkout home in an exceptional location that truly offers the complete package.