



**57 Sierra Morena Grove SW  
Calgary, Alberta**

**MLS # A2317902**



**\$840,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,671 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Irregular Lot, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, See Remarks		

**Inclusions:** Platform Wheelchair Lift, Storage Shed

Nestled on a quiet cul-de-sac in the highly desirable community of Signal Hill, this beautifully maintained bungalow offers over 3,100 total developed square feet, with 1,671 square feet on the main level and an additional 1,552 square feet downstairs. Step inside and discover an updated kitchen featuring rich shaker cabinets, a gas stove, and lots of cabinet space. The spacious great room boasts 9-foot ceilings and an open, inviting atmosphere that's perfect for family gatherings and entertaining. A formal dining room provides an ideal setting for special occasions or holiday meals. The primary suite is a peaceful retreat overlooking the private backyard and features a full ensuite Bath and a walk-in closet. A second main floor bedroom offers flexibility as a guest room or home office. The fully developed lower level expands your living space with a large family room, a third bedroom, a full bathroom, and abundant storage. Situated on a large, mature, private lot. Enjoy the convenience of being just a short drive from shopping, dining, and the services of Westhills Towne Centre. This is a rare opportunity to own a spacious bungalow in one of Calgary's most sought after communities. Book your private showing today.