



**143 Sierra Morena Terrace SW
Calgary, Alberta**

MLS # A2319750



\$699,900

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,521 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: gas barbeque, water softener, vacuum system and attachments, shelf in utility room

Perched at the end of a quiet cul-de-sac, this beautifully maintained attached bi-level offers exceptional privacy, stunning mountain views, and over 2,400 sq. ft. of thoughtfully designed living space in the highly sought-after community of Signal Hill. From the moment you step inside, you'll appreciate the bright, open-concept layout enhanced by soaring vaulted ceilings and expansive south and east-facing windows that flood the home with natural light. The inviting living room features a cozy gas fireplace, while the spacious breakfast nook provides the perfect place to start your day, with picturesque views stretching toward Fish Creek Park. The primary suite is a true retreat, showcasing mountain views, a luxurious soaker tub, and a walk-in shower. The second main-floor bedroom is currently used as a den, offering a flexible space that can easily be repurposed to suit your needs as a bedroom, home office, or hobby room. Quality upgrades throughout the home include hardwood flooring, tile, granite countertops, and numerous additional enhancements that reflect pride of ownership. Recent updates provide peace of mind and long-term value, including a high-efficiency furnace (2017), hot water tank (2021), complete Poly-B plumbing replacement (2025), new deck stairs with metal railings (2024), solid decking, central air conditioning, and a roof with asphalt shingles (2016). Ideally located, this home offers convenient access to Westhills Shopping Centre, the public library, parks, and scenic community walking paths. Adding to its appeal is a well-managed HOA with reasonable fees that cover lawn maintenance and snow removal—allowing you to spend less time on chores and more time enjoying your home and the outstanding amenities nearby. A rare opportunity to enjoy low-maintenance living, breathtaking views, and an exceptional location.

Welcome home.