



GRASSROOTS
REALTY GROUP

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416 Sierra Morena Place SW
Calgary, Alberta

MLS # A2325574



\$899,900

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,026 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Insulated, Off Street, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating: Boiler, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Bar, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Shutters on exterior windows, 2 garage controllers

Welcome home to this absolute gem nestled on an incredibly quiet street, where decades of loving care meet the ultimate family lifestyle! Proudly maintained by the same owners for over 20 years, this property is in absolutely immaculate condition and instantly impresses from the curb with its huge driveway and oversized garage. From the moment you step inside, you will love the updated hardwood and beautiful, grand open entryway that flows effortlessly into a spacious living room and formal dining area. The heart of the home shines with a gorgeous kitchen featuring stunning granite countertops and newer appliances, which opens directly onto a bright breakfast nook and a cozy, family room centered around a warm wood burning fireplace, the absolute perfect setup for everyday living! Rounding out the main floor is a versatile den, 2 piece bathroom and laundry which are all made for everyday convenience. Just off the breakfast nook, step out onto the huge deck that is perfect for hosting summer gatherings or simply enjoying peaceful time outside. Upstairs features cozy updated carpeting and three fantastic, generously sized bedrooms, including a dream primary retreat with a massive walk in closet, plus newer flooring in every single bathroom. The excitement continues downstairs in the fully developed walk out basement, boasting a fantastic wet bar, massive windows that flood the space with natural light, tons of storage, a large fourth bedroom, a bathroom and cozy in floor heating to keep you warm all winter long! Step outside into your huge, private backyard paradise complete with a built-in sprinkler system, a deck gas line ready for your BBQ, and premium exterior shutters for excellent efficiency. With a newer roof (2016), updated hot water tank and furnace, and convenient hot/cold water taps in both the garage and exterior, this home offers total peace of mind. Best of

all, you are just minutes away from fantastic shopping at Westhills Towne Centre and Superstore, as well as the Calgary Public Library, many bus stops, and steps from incredible schools like Battalion Park (K-6), Menno Simons Christian School (K-9), and Ernest Manning High School (9-12), this is the perfect place to create a lifetime of wonderful memories. Don't wait until its too late. Book your private viewing today!