



GRASSROOTS
REALTY GROUP

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**81 Sierra Morena Landing SW
Calgary, Alberta**

MLS # A2327006



\$550,000

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,031 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.05 Acre		
Lot Feat:	No Back Lane, Sloped		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 619
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, No Smoking Home, See Remarks, Skylight(s)		

Inclusions: Electric fireplace from the lower level

Step inside to discover soaring ceilings and an abundance of windows that flood the home with natural sunlight. The bright and inviting living room is anchored by a cozy gas fireplace, creating the perfect space to relax or entertain. The kitchen offers ample cabinetry, generous counter space, a corner pantry, and flows seamlessly into two versatile dining areas—ideal for formal dining, a family room, or an additional sitting area. Step outside onto your private balcony, the perfect place to enjoy your morning coffee or unwind in the evening, which includes a dedicated BBQ gas hook-up. Upstairs, you'll find the home's most notable features: two HUGE primary bedrooms big enough for KING FURNITURE and more, each complete with its OWN walk-in closet and private 4-piece ensuite. The southwest-facing primary bedroom even offers beautiful mountain views, while a stunning skylight fills the upper level with even more natural light. This townhome is the epitome of elegance and class. The fully finished walkout basement (above grade) adds exceptional flexibility with a recreation space providing direct access to a private ground-level patio, and a convenient half bathroom—perfect for guests, a media room, fitness area, or home office, as well as the garage. This home is flooded with natural light on all floors, has 2 full bathrooms PLUS 2 additional half bathrooms, high ceilings throughout, and a convenient double attached garage. The home has been excellently maintained and shows very well. You will not be disappointed! Located in the prestigious Landings complex, residents enjoy a quiet, beautifully maintained complex with easy access to shopping, restaurants, parks, walking paths, transit, and top-rated schools. For those who love weekend adventures, you'll appreciate being just minutes from the western edge of the city, making mountain getaways

quicker and easier than ever. This is a rare opportunity to own a bright, spacious, and beautifully designed home in one of Calgary's premier townhouse communities. Come experience the lifestyle that The Landings has to offer.