



GRASSROOTS
REALTY GROUP

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72 Sierra Morena Green SW
Calgary, Alberta

MLS # A2329732



\$450,000

Division:	Signal Hill		
Type:	Residential/Four Plex		
Style:	Townhouse-Stacked		
Size:	1,247 sq.ft.	Age:	1994 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 454
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: n/a

Welcome home to maintenance-free luxury in this immaculate corner unit nestled in the highly desirable community of Signal Hill. Basking in an abundance of natural light, this beautiful two-bedroom, two-bathroom residence offers an open-concept layout designed perfectly for both daily relaxation and vibrant entertaining. The updated gourmet kitchen is a chef's delight, outfitted with premium stainless steel appliances—including a gas stove—and flows seamlessly into a bright breakfast nook and living area where you can admire breathtaking mountain views or step out onto your private covered deck to host family and friends. The living room is a great space to hang out and watch TV & cozy up to the 2 sided fireplace in the winter months. The primary bedroom serves as a true sanctuary, complete with a large ensuite soaking tub that is perfect for unwinding at the end of the day. Downstairs, the versatile lower level is ideal for a dedicated home office or family media room, offering excellent additional storage. Complete with a double attached garage to keep your vehicles warm all winter long, this incredibly valued home is situated in a remarkably well-run complex just minutes from downtown, local transit, the Westside Recreation Center, and the extensive shopping and dining at WestHills.