



GRASSROOTS
REALTY GROUP

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**58 Sierra Morena Gardens SW
Calgary, Alberta**

MLS # A2330694



\$584,900

Division:	Signal Hill		
Type:	Residential/Other		
Style:	2 Storey, Attached-Side by Side		
Size:	1,433 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	Public
Floors:	Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 548
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d55
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Garbage Collection, PH
Features:	Central Vacuum, Kitchen Island		

Inclusions: none

Rare opportunity in one of Calgary's finest communities offering a quiet setting close to all amenities — retail, dining, library, post office, transit & medical options. Walking/biking trails and parks are nearby. The south front porch and east patio provide peaceful retreats with the perfect balance of sunshine and shade plus protection from the wind. Both are surrounded by manicured lawns and gardens. The patio has natural gas & water connections with direct entry to kitchen & garage. Entering the home, the front foyer, with direct access to an attached double car garage, introduces an open layout to a spacious living room with a gas fireplace and a dining room adjoining a modern and efficient kitchen. A built-in microwave/fan, double stainless-steel sinks and a mobile island in the upgraded kitchen fosters a cook's interest. Oversized front windows and kitchen windows provide a bright atmosphere. A two-piece bathroom and large utility closet complete the main level. The second level boasts two primary suites, each large enough to accommodate a full bedroom set. The over-sized south bedroom has a large walk-in closet and central window with matching angle windows for strong light during all hours. The full private bathroom, with a ship window, features two sinks and an over-sized, high end European waterfall shower. The second bedroom enjoys early morning direct sunlight and also includes a large walk-in closet. This full private bathroom has a single sink with separate shower and a deep soaker tub. The washer/dryer is centrally located between the bedrooms. The unfinished basement awaits your personal development for maximum enjoyment and utilization with a newer high efficiency furnace and hot water tank. This move-in ready home has had improvements that include plank flooring and carpeted stairs

throughout both levels, custom cabinets & drawers with matching marble countertops in the kitchen & bathrooms, updated electrical switches with dimmers, lighting fixtures, painting, window coverings and a central vacuum system. Most recently, a complete home Poly-B plumbing replacement was done.