



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7152 Sierra Morena Boulevard SW
Calgary, Alberta

MLS # A2330808



\$650,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,412 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Separate Entrance, Skylight(s), Soaking Tub, Storage		

Inclusions: N/A

AMAZING VALUE FOR A SINGLE FAMILY HOME IN SIGNAL HILL | CENTRAL AIR CONDITIONING | SEPARATE BASEMENT ENTRANCE & GREAT POTENTIAL | EXTREMELY WELL KEPT | FRESHLY PAINTED INTERIOR | DOUBLE DETACHED GARAGE. Exceptionally well maintained and move-in ready, this inviting home offers thoughtful updates, timeless finishes and outstanding future potential in a highly desirable westside location. A neutral freshly painted colour palette and high-end wide plank laminate flooring create a warm, contemporary feel throughout the main level while the bayed front living room flows seamlessly into the dining room, making everyday living and entertaining effortless. Beautiful hickory cabinetry, granite countertops, stainless steel appliances, an upgraded tile backsplash and generous workspace make the kitchen as functional as it is stylish. Gather with family and friends in the adjoining family room before opening the French doors to the full-width rear deck for easy indoor/outdoor living. A convenient powder room completes the main level. Upstairs, the same quality flooring continues throughout, leading to a spacious primary bedroom with its own private 2-piece ensuite, for simplified morning and night routines. Two additional bedrooms are well sized and share a stylish 4-piece bathroom. Downstairs, the partially finished basement is ready to accommodate your changing needs while the separate side entrance adds excellent flexibility and future development potential. Outside, the fully fenced, flat backyard provides plenty of room for children, pets and summer barbecues while the detached double garage adds everyday convenience. Fresh paint, central air conditioning and pride of ownership throughout make this home truly move-in ready. Ideally located around the corner from a

playground and just minutes from parks, pathways, excellent schools, transit, Signal Hill and Westhills shopping and dining, with downtown less than 15 minutes away, this is an exceptional opportunity to own a beautifully maintained home in an established community.