



GRASSROOTS
REALTY GROUP

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120 Sierra Morena Landing SW
Calgary, Alberta

MLS # A2330821



\$739,900

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,651 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 723
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Awning		

Exceptionally well maintained and move-in ready, this fully finished walkout bungalow backs onto a beautiful greenspace with a sunshine filled southwest backyard. Mature landscaping, an expansive front porch and a double attached garage create outstanding curb appeal before you even step inside. The thoughtfully designed main level showcases soaring vaulted ceilings, gleaming hardwood floors and a gas fireplace, while a wall of glass captures the peaceful views and fills the home with natural light. Granite countertops, stainless steel appliances, abundant cabinetry, a pantry, a peninsula breakfast bar and a skylight make the kitchen as functional as it is inviting. The spacious front dining room provides the perfect setting for everything from casual family meals to holiday celebrations. Retreat at the end of the day to the generous primary sanctuary with beautiful greenspace views, a large walk-in closet and a luxurious ensuite with dual sinks, an oversized shower, a deep soaker tub and its own skylight for a true owner's escape. A second bedroom, a stylish 3-piece bathroom and a convenient laundry room with a sink conveniently complete the main level. Additional comforts include central air conditioning and a central vacuum system for enhanced everyday convenience. Downstairs, the fully finished walkout basement offers an expansive recreation room centred around a second gas fireplace with plenty of space for movies, games, hobbies or entertaining. Two additional bedrooms provide excellent flexibility for guests, a home office or fitness space, complemented by a 4-piece bathroom. Fire up the barbecue on the upper glass-railed deck beneath the retractable awning for shade on sunny afternoons or relax beneath on the covered lower patio while overlooking beautifully manicured shared greenspace and even more open greenspace beyond. Life in Signal

Hill places parks, walking pathways, schools, transit, Westhills Towne Centre and Signal Hill Centre just minutes away, with downtown less than 15 minutes from your door. Excellent access to major routes and nearby recreation further enhances the convenience of this sought-after west Calgary location.