



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

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

**MLS # A2334582**



**\$625,000**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Signal Hill                     |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bungalow |               |                   |
| <b>Size:</b>     | 1,375 sq.ft.                    | <b>Age:</b>   | 1995 (31 yrs old) |
| <b>Beds:</b>     | 2                               | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached          |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                       |               |                   |
| <b>Lot Feat:</b> | Front Yard, Landscaped, Lawn    |               |                   |

|                    |                                                                                     |                   |      |
|--------------------|-------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum                                                                    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Vaulted Ceiling(s) |                   |      |

**Inclusions:** All permanent fixtures

Open House: Sat, Aug 8, 2-4 pm | Sunny and spacious semi-detached bungalow &mdash; perfect for 'Downsizers' looking for low maintenance, single-level living. Step through the front door to a bright and vaulted open plan living-dining area. A truly flexible and sun-filled space with large west facing windows. The heart of the home is this fabulous kitchen (renovated 10-15 years ago) with centre island, granite counter tops, custom cabinetry and newer stainless appliances. Enjoy your morning coffee in the cozy breakfast nook or on the private and maintenance-free patio - your choice! The connected family room has a gas fireplace and is open to the kitchen and nook, making it ideal for casual entertaining of daily life. The main floor primary bedroom feels like a true retreat with lofty vaulted ceilings, walk-in closet and an updated 4-pc ensuite with walk-in shower. Main-floor laundry and mud room storage is found conveniently off the attached double garage, alongside an updated 'powder room'. Downstairs you'll find a large and flexible recreation room, pleasant guest bedroom, a 4-pc bathroom, hobby room and tons of storage space &mdash; everything you need to downsize without stress. Recently painted and offering updated mechanicals, this home just needs a couple finishing touches to make it move-in ready. The very affordable \$185/month HOA fee (for landscaping & snow removal) keeps maintenance to a minimum at an affordable cost. (Comparable villas in condominium developments often have condo fees ranging from \$500-\$700 per month!) The very central and convenient west hill location means you have every amenity nearby including all shops and services, your choice of fabulous restaurants, a public library, Westside Rec centre as well as lovely walking/biking paths to enjoy. Easy, comfortable living at an affordable price&mdash; come see

how simple downsizing can be!