



GRASSROOTS
REALTY GROUP

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**1121 Sierra Morena Court SW
Calgary, Alberta**

MLS # A2343849



\$850,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,824 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Walk-In Closet(s)		

Inclusions: play structure in back yard.

Rare plan with soaring living room 16ft ceilings. RECENTLY UPGRADED KITCHEN, new quartz, sink, cabinets and appliances. LARGE DINING ROOM with room for 8 piece dining room.. ALL NEW LIGHTING throughout the home. WALK OUT BASEMENT with full bedroom and bathroom. BASEMENT FULL KITCHEN, bar, which occasionally rents for airbnb. RECENT PAINT AND UPDATED COLORS.. Throughout the home. SUNNY WEST BACK YARD.. is great to sit out on the patio on those warm evenings and BBQ. Located on a quiet culdesac with low traffic for your kids to play. NO PAINTING the low maintenance exterior siding. For more info click on the virtual tour link.