



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2352019**

**\$699,900**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Signal Hill                     |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bungalow |               |                   |
| <b>Size:</b>     | 1,535 sq.ft.                    | <b>Age:</b>   | 1993 (33 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> | Cul-De-Sac, See Remarks         |               |                   |

|                    |                                                                                                                    |                   |      |
|--------------------|--------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood                                                                                                           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco                                                                                                             | <b>Zoning:</b>    | R-C2 |
| <b>Foundation:</b> | Poured Concrete                                                                                                    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s) |                   |      |

**Inclusions:** All window coverings, all light fixtures, two garage door remote controls, TV and bracket, workbench, 6 wooden shelving units (basement), 3 metal shelving units (garage)

With over 3,000 sq ft of total living room, this villa ticks all the boxes: a fully developed WALK OUT basement, an attached double garage, NO CONDO FEES, all in a quiet setting just minutes from shopping centers. Upon entry, the large foyer provides ample room for a bench and plenty of closet space. The living room features gorgeous HARDWOOD flooring, vaulted ceilings and large windows. The den provides extra space as an office but could serve as a SECOND bedroom on the main floor. The dining area easily fits a large 12-seat table for enjoyable long dinners with friends and family. The kitchen has lots to offer, including granite countertops, an island, a corner pantry, stainless steel appliances, and a built in desk. There's also a breakfast nook, which receives natural light from the large windows, and it has a door that opens to the SOUTH facing balcony with ample room for a BBQ and seating. The primary bedroom on the main is very spacious and features a 4-pc ENSUITE bathroom, a walk in closet, as well as hardwood flooring. The ensuite comes with a STAND ALONE SHOWER. The main floor is completed with a 2-pc bathroom and a separate laundry room which features extra cabinets and a sink. Going downstairs to the fully developed walk out basement, you will find a large bedroom and a 4-pc bathroom. The cozy family area features a fireplace and a wet bar, and there is ample space for a work or crafting table. Off the family room, the walk-out opens to a SOUTH facing patio. The utility room is very large, great for extra storage and a workbench. Numerous UPDATES include a new furnace in 2025, new shingles in 2023, a new hot water tank in 2019 and improved attic insulation in 2017. In addition, the home includes central air conditioning, a water softener and a central vacuum system. The home has been meticulously maintained, and it shows as a 10/10.

This home is NOT a condominium, so no condo fees apply. However, maintenance of the community's green spaces, grass cutting and snow removal are covered via the homeowners association for \$185 per month. The home is in a quiet cul de sac, and the shops of Signal Hill and West Hills, and the library are only a few minutes away by car. You can also walk to the shops, or take the bus, which stops a short walk away. Overall, a fantastic home, meticulously maintained, with all the features you are looking for and at a convenient yet quiet location. Book a showing now!