



GRASSROOTS
REALTY GROUP

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243 Sierra Morena Close SW
Calgary, Alberta

MLS # A2353129

\$775,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,953 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Laminate Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

**** OPEN HOUSE SUNDAY OCTOBER 18 2:30-4 PM**** This beautiful two-storey family home is located in a quiet location + offers an excellent layout. Welcoming entrance + soaring ceilings create an appealing living + dining rooms with a large picture window overlooking the tree-lined street. Expansive windows frame the beautiful surrounding foliage. The spacious kitchen offers stainless steel appliances, an island, pantry + breakfast nook + open directly into the inviting family room with a fireplace. Upstairs, three generously sized bedrooms + two full bathrooms including. An elegant primary retreat with a gorgeously renovated ensuite featuring a freestanding tub, separate shower, heated tile flooring, heated towel bar + custom cabinetry, along with a large walk-in closet with built-in dresser. The two additional bedrooms offer excellent space, including one with a Murphy bed, while the beautifully renovated main bathroom also features heated tile flooring. Outside, the large backyard is surrounded by lovely mature trees + offers a spacious deck off the kitchen, a large poured patio + garden space, perfect for relaxing or entertaining. Freshly painted throughout, this home also features air conditioning, triple-glazed SunGuard windows installed in 2017, a roof replaced in 2016 with 25-year shingles + complete removal of all Poly-B plumbing in 2015. The unspoiled basement offers plenty of potential, while the quiet location provides easy access to Westside Recreation Centre, parks, shopping, schools, the LRT + Stoney Trail.