

# **\$1,065,000 - 31 Sierra Morena Manor Sw, Calgary**

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MLS® #A2211292

**\$1,065,000**

4 Bedroom, 3.00 Bathroom, 1,470 sqft

Residential on 0.10 Acres

Signal Hill, Calgary, Alberta

Welcome to this stunning bungalow style condo located in the desirable community of Signal Hill, just a stone's throw away from the Westhills shopping centre. With over 2800 sq/ft of developed space, this meticulously maintained home offers versatility, space, and convenience with its open floor plan and, a fully finished walk-out basement. The main level's living room showcases south-facing views, a floor-to-ceiling stone fireplace and hardwood floors. The kitchen area boasts white cabinetry adorned with black quartz counters and, stainless steel appliances. The main floor primary bedroom features an ensuite with a double vanity, built-in soaker tub, a glass shower and, a walk-in closet. A second bedroom is located on the main floor and can easily be used as a home office or workspace. The open lower-level walkout offers abundant space, two large bedrooms and, a den with built-in shelves for your home library. The rear deck overlooks a green space with a view of the mountains, a power retractable awning, gas BBQ hook up, and vinyl decking, makes this a great space for outdoor relaxation. Additionally, the garage is equipped with an electric vehicle charging station and, has an electric wheelchair lift providing easy access and convenience for those with mobility needs. Don't miss out on this opportunity to own a home offering unparalleled views and sophisticated living spaces. Schedule your viewing today and experience the charm and elegance of this



hidden gem!

Built in 2014

### Essential Information

MLS® #	A2211292
Price	\$1,065,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,470
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	31 Sierra Morena Manor Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1S9

### Amenities

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

### Interior

Interior Features	Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wired for Data
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Other, Range, Range Hood, Refrigerator, Washer, Water

	Purifier, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Awning(s), Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, Gentle Sloping, Lawn, No Neighbours Behind, Sloped Down, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 12th, 2025
Days on Market	15
Zoning	DC

## Listing Details

Listing Office	CIR Realty
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