

10 Sierra Morena Green SW
Calgary, Alberta

MLS # A2217326



\$569,900

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|------------------|---------------------------------|---------------|-------------------|
| Division: | Signal Hill | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bungalow | | |
| Size: | 1,104 sq.ft. | Age: | 1994 (31 yrs old) |
| Beds: | 2 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane | | |

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|--------------------|--|-------------------|------|
| Heating: | High Efficiency, Fireplace(s), Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: Second Fridge in Basement, All attached shelving in Garage

Welcome to this beautifully maintained and meticulously updated bungalow nestled in the sought-after community of Signal Hill. This rare semi-detached, fully developed home showcases true pride of ownership and offers low maintenance living with exceptional upgrades throughout. Step inside to a bright and inviting front family room featuring a charming fireplace, seamlessly flowing into the formal dining area, perfect for entertaining. The updated kitchen boasts a cozy breakfast nook and opens onto a large rear deck, ideal for summer BBQs with a gas line hookup and plenty of space for your garden pots or flowers. The main floor offers a spacious primary suite complete with a walk-in closet and a private 4-piece ensuite. A generous den that can easily convert to a second bedroom and adds flexibility to the layout. Enjoy the convenience of main floor laundry and direct access to the attached garage. Beautiful hardwood flooring (installed just two years ago), updated lighting, and thoughtful design touches elevate the living experience. The fully finished lower level features an expansive family and games room with a wet bar and electric fireplace, a massive guest bedroom with a large closet, and a 3-piece bath with a luxurious steam shower. Notable recent upgrades include: New furnace (2024) Roof (2021) All Poly-B plumbing removed (2020) Hot water tank (2019) Central A/C (2018). Additional highlights include irrigation in the front and back yards, a huge driveway with parking for four, and a low-maintenance lifestyle with HOA fees covering lawn care and snow removal. The city even plows the back lane for easy year-round access. Designated area for Ernest Manning High School as well as numerous private and public schools in the area. No age or pet restrictions. Located just minutes from West Hills shopping and dining, with quick access to Glenmore Trail, Stoney Trail, and only

15 minutes to downtown Calgary—this is a prime location and an exceptional opportunity. This stunning home truly must be seen to be appreciated. Book your showing today!