

**179 Sierra Morena Landing SW  
Calgary, Alberta**

**MLS # A2275907**

**\$564,900**



<b>Division:</b>	Signal Hill	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side	
<b>Size:</b>	2,049 sq.ft.	<b>Age:</b> 1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage	
<b>Lot Size:</b>	0.04 Acre	
<b>Lot Feat:</b>	Low Maintenance Landscape	

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	\$ 619
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b> Closet(s)	Ceiling Fan(s), Central Vacuum, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Skylight(s), Walk-In		
<b>Inclusions:</b>	Alarm unit (No contract), Central Vacuum system & Attachments		

Welcome to this exceptional three-story semi-detached townhouse in Calgary's Signal Hill community, offering a harmonious blend of comfort, style, and functionality. The main floor features an open-concept design with beautiful laminate flooring. The bright living room is centered around a stone gas fireplace and flows into the dining room to create the perfect setting for family gatherings or cozy evenings. The kitchen boasts a new electric stove, stunning mountain views, and a sunny breakfast nook where you can enjoy a morning coffee. Sliding doors lead to a southwest-facing deck, ideal for outdoor dining or relaxing at sunset. Upstairs, the primary bedroom impresses with mountain views, a spacious walk-in closet, and a four-piece en suite. Two additional bedrooms provide flexibility for family, guests, or a home office. The finished walk-out basement offers a comfortable family room for movie and game nights, laundry facilities, and direct access to a sheltered patio and a quiet inner courtyard with manicured lawns, providing your private retreat for peace and calm. Parking is never a concern with an attached double garage and extended driveway accommodating up to four vehicles. Exterior maintenance is professionally managed, so you can enjoy a low-maintenance lifestyle with peace of mind, especially with the new roof installed in June 2025. This home combines convenience and elegance in a prime location, just minutes from Signal Hill and Westhills shopping centers, top-rated schools, Signal Hill Library, Westside Recreation Centre, Griffith Woods, and a variety of restaurants. With easy access to Stoney Trail, Glenmore Trail, and Sarcee Trail, you're perfectly positioned for quick trips to downtown or weekend escapes to the mountains.