

1005 Sierra Morena Park SW
Calgary, Alberta

MLS # A2211771



\$499,000

Division:	Signal Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,435 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Low Maintenance Landscape, S		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 547
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d55
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this well maintained and generously sized semi-detached condo, nestled in a friendly complex where homes rarely come on the market. With three bedrooms, four bathrooms and over 1,900 square feet of living space, this 45 plus home offers comfort, privacy and convenience. You're greeted by a charming front porch overlooking a huge green space, and a welcoming foyer with front closet. From here, step into the inviting open concept living room featuring hardwood floors and a cozy gas fireplace. The corner dining area leads to a sunny eat-in kitchen making the home perfect for gatherings. There is a generous pantry, and direct access to a private patio backing onto a peaceful green space, with gas hookup for your BBQ. The main floor also offers a powder room, and access to the double attached garage and full driveway, making day-to-day living effortless. Upstairs you will find two generous primary suites, each with walk-in closets and their own four-piece ensuite-ideal for guests or shared living. A convenient upstairs laundry with built-in storage completes this level. The fully finished lower level includes a third bedroom, a full bathroom, two large storage areas, and a spacious family room with another gas fireplace-perfect for relaxing or entertaining. This well-managed, pet-friendly complex has a wonderful sense of community. Located close to Signal Hill/Westhills shopping and dining, the ring road, and with easy access to the mountains, this home truly has it all. Don't miss your chance-book you private showing today!