

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

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, Garage Door Opener, Garage Faces Front, Front Drive, 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                                      |

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 5                |
| Zoning         | DC               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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