

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

MLS # A2291279



\$722,000

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,453 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Boiler, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 694
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Pantry, Skylight(s), Stone Counters, Storage, Vaulted Ceiling(s)		
Inclusions:	Alarm System, TV Mount and Bracket		

Open House: Saturday, March 14th 1pm-3pm and Sunday, March 15th 1pm-3pm This well-maintained bungalow villa in Signal Hill offers a bright, open-concept layout with vaulted ceilings, hardwood flooring, and plenty of natural light. The upgraded kitchen features granite countertops, stainless steel appliances, and a skylight, and connects to the breakfast nook and living room with a gas fireplace. From the breakfast nook, step out to a large deck with an awning and enjoy elevated southwest-facing views. The deck is designed to waterproof the covered patio below, extending outdoor living space. The primary bedroom includes a walk-in closet and a four-piece ensuite with stone countertops, a soaker tub, separate shower, and an additional skylight. At the front of the home, a formal dining room is ideal for entertaining, while a second bedroom (currently used as an office) adds flexibility. A two-piece powder room with an upgraded vanity completes the main level. The mudroom leading to the garage offers stacked laundry, counter space, and cabinetry for extra storage. The double garage is insulated and drywalled. The fully developed walkout basement features radiant in-floor heating supplied by a boiler system, upgraded carpet, a second fireplace, and a large living and recreation area. There is also a bedroom, a four-piece bathroom with stone countertops, and a gym with professional flooring that could be converted to a fourth bedroom. The walkout opens to a covered patio below the upper deck, providing shade in summer. The backyard includes one of the few private gardens in the complex, where owners can plant freely. Additional features include newer central air conditioning, a newer hot water tank, water softener, central vacuum, and ample storage. Excellent location with quick access to Westhills Town Centre Shopping & Restaurants, Aspen Landing

Shopping Centre, the LRT, and major routes.