

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

**MLS # A2296628**



**\$549,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,602 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 619
<b>Basement:</b>	Partial	<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 Organizers, French Door, Jetted Tub, Pantry, Skylight(s), Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Wake up to sweeping Rocky Mountain views from your primary bedroom &mdash; a rare and highly sought-after feature in Signal Hill. From here, you can even catch glimpses of the Stampede fireworks, adding a unique touch to everyday living. This beautifully maintained home offers over 1,600 sq ft above grade plus a fully developed walkout basement, all set within the quiet and well-regarded Sierra Morena Landing community. Known for its peaceful atmosphere and limited traffic, this is a setting that truly feels tucked away while still being close to everything. The main floor is bright and welcoming, with large windows and an open-concept layout that fills the space with natural light throughout the day. The kitchen, dining, and living areas flow seamlessly together, creating an ideal setup for both everyday living and entertaining. The kitchen features maple cabinetry, stainless steel appliances, and a convenient garburator, with plenty of prep space for hosting. There's comfortably room for a full-size dining table, while the west-facing deck with durable Dura Deck surface and gas line invites you to enjoy sunny days and evening sunsets. Upstairs, the home features two spacious primary bedrooms, each complete with its own ensuite bathroom and walk-in closet &mdash; perfect for guests, roommates, or a flexible family setup. Both rooms offer generous space and privacy, with one capturing those incredible mountain views. The fully developed walkout basement adds even more versatility, with a large recreation area ideal for a home gym, or media space. There is also an opportunity to reconfigure the space into a third bedroom or additional primary-style retreat if desired. Additional highlights include a double attached garage, upper-floor laundry, and the added privacy of an end-unit location. All of this is just minutes from Westhills Shopping Centre,

parks, walking paths, top-rated schools, and major routes like Stoney Trail &mdash; offering the perfect balance of quiet living and everyday convenience.