

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

**MLS # A2303081**



**\$525,000**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Signal Hill                     |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                   |
| <b>Size:</b>     | 1,630 sq.ft.                    | <b>Age:</b>   | 1999 (27 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached          |               |                   |
| <b>Lot Size:</b> | 0.04 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Lawn     |               |                   |

|                    |                           |                   |        |
|--------------------|---------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Tile    | <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> | -      |

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Skylight(s), Soaking Tub, Walk-In Closet(s)

**Inclusions:** 2 House Keys, Alarm System (No Contract), Central Vacuum System & Attachments

**\*\* \$9900 Price Reduction\*\*** Welcome to this spacious and well-appointed 3-bedroom, 2.5-bathroom home offering a highly desirable, family-friendly layout, a fully finished walkout basement, attached double garage, and low-maintenance living. The bright and open main floor features a cozy fireplace, a functional kitchen complete with a brand new Samsung stainless steel range, and a sunny breakfast nook—perfect for everyday living and entertaining. Upstairs, you’ll find three generously sized bedrooms, providing comfortable space for the whole family. Start your mornings in the primary retreat, where you’ll enjoy beautiful Rocky Mountain views, a walk-in closet, and a 4-piece ensuite with a relaxing jetted tub. The fully finished walkout basement adds incredible versatility, featuring a dedicated laundry room with utility sink and a flexible living area ideal for a family room, home office, or gym. Step outside to the balcony equipped with a natural gas BBQ line—perfect for summer gatherings. Located in a prime, convenient area close to restaurants, shopping, Cineplex, schools, parks, and major routes, this home offers both comfort and accessibility. Move in today and enjoy immediate possession—just in time for summer