

929 Sierra Morena Court SW
Calgary, Alberta

MLS # A2317630



\$999,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,996 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Back		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: Storage Shed

Rarely do homes combine a fully finished walkout basement, pie-shaped lot, cul-de-sac location, and direct green space backing in one package. Welcome to this exceptional family home in the highly sought after community of Signal Hill, offering nearly 2,900 sqft of developed living space, 4 bedrooms, 3.5 bathrooms, and an outstanding layout designed for both everyday living and entertaining. Situated on a large southeast-facing pie lot backing onto pathways and a playground, this beautifully maintained home offers privacy, space, and a setting that is increasingly difficult to find. The bright and inviting main floor is highlighted by a stunning open-to-below living room featuring soaring ceilings, a gas fireplace, and an abundance of natural light from the large windows overlooking the backyard. The spacious kitchen offers ample cabinetry, a pantry, and plenty of prep space, while the adjacent dining area provides direct access to the upper deck - perfect for morning coffee or summer gatherings with family and friends. A dedicated main floor office creates the ideal work from home space, while the mudroom, laundry room, and convenient 2 piece bathroom complete the level. Upstairs, the spacious primary retreat offers plenty of room to unwind and features a large walk-in closet and generous ensuite complete with a soaker tub and separate shower. Two additional bedrooms and another full bathroom provide comfortable accommodations for family members or guests. The open-to-below design adds a sense of space and elegance rarely found in today's homes. The fully finished walkout basement adds tremendous versatility and is perfectly suited for entertaining, multi generational living, or growing families. This level features a massive recreation room with a second gas fireplace, a large fourth bedroom, a full 3 piece bathroom, and direct access to the beautifully

landscaped backyard. Outside, you'll appreciate the mature landscaping, storage shed, extensive pathway system, and the benefit of having no neighbours directly behind. Enjoy easy access to parks, schools, shopping, transit, and major roadways while living in one of Calgary's most established and desirable westside communities. A rare opportunity to own a walkout home in an exceptional location that truly offers the complete package.