

120 Sierra Morena Landing SW Calgary, Alberta

MLS # A2330821



\$699,900

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,651 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 723
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Awning		

Signal Hill Bungalow | 3,200+ Sq. Ft. Developed | 4 Beds | 3 Full Baths | Finished Walkout | SW Backyard | Green Space Views | Vaulted Ceilings | 2 Fireplaces | A/C | Upper Deck + Lower Patio | Double Attached Garage | Designed to take full advantage of its peaceful setting, this spacious Signal Hill bungalow pairs more than 3,200 sq. ft. of developed living space with a fully finished walkout and a southwest backyard overlooking beautifully maintained green space. Natural light carries throughout the main level, enhanced by expansive windows, vaulted ceilings and a skylight, while hardwood floors and a gas fireplace bring warmth to the open living area. Quartz countertops, stainless steel appliances and abundant cabinetry equip the kitchen for everyday cooking and entertaining, complemented by a pantry and peninsula seating. Adjacently, the generous front dining room has the space to comfortably accommodate everything from casual dinners to larger celebrations. At the back of the home, the primary bedroom enjoys a quiet position overlooking the green surroundings. A large walk-in closet leads into a well-appointed 5-piece ensuite with dual sinks, an oversized shower, deep soaker tub and its own skylight providing tons of natural light. The main floor also includes a second bedroom, a 3-piece bathroom and convenient laundry room with a sink, creating a layout that keeps day-to-day necessities on one level. Central air conditioning and central vacuum add further comfort and convenience. Downstairs, the walkout level feels like a true extension of the home. At 30' wide, the expansive recreation room provides exceptional flexibility for movie nights, a games area, hobbies, entertaining or visiting family, with a second gas fireplace creating a natural gathering point. Two more bedrooms and a 4-piece bathroom complete the living areas on this

level, along with an exceptionally large storage room that provides valuable space for seasonal items and household extras. The outdoor spaces are equally inviting. Step onto the glass-railed upper deck to enjoy the southwest exposure and open outlook, with a retractable awning offering shade when desired. Directly below, a covered patio extends the walkout living space outdoors and provides another sheltered place to relax. Both spaces look across the green space, while mature landscaping adds to the established feel of the property. A welcoming front porch and double attached garage round out the home. Parks, walking and bike paths, schools and transit are all nearby, along with the shops, restaurants and everyday amenities of Westhills Towne Centre and Signal Hill Centre. Major routes are easily accessible for trips throughout the city and into downtown. With bungalow living, a walkout lower level and a beautiful southwest setting, this is a home with the space and flexibility to comfortably adapt through every stage of life.