

531 Sierra Morena Court SW
Calgary, Alberta

MLS # A2337942



\$780,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,549 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Pantry, Storage		

Inclusions: Key(s)

A RARE COMBINATION OF SPACE, CRAFTSMANSHIP, QUIETNESS AND THOUGHTFUL DESIGN. This sprawling bi-level offers nearly 3,000 sq. ft. of beautifully maintained living space in sought-after Signal Hill, with a layout exceptionally suited to AGEING IN PLACE, HOSTING FAMILY AND ENTERTAINING. Pride of ownership is evident throughout. Lovingly cared for by its LONG-TIME ITALIAN OWNERS, the home reflects the meticulous attention to detail and enduring quality of a MASTER TILE AND STONE CRAFTSMAN. Beautiful stone and tile work throughout speaks to a level of workmanship rarely found today. The main level features TWO LARGE BEDROOMS POSITIONED AT OPPOSITE ENDS OF THE HOME for privacy and flexibility. A versatile room off the entrance can serve as a formal dining room, sitting room, den or home office. The LARGE MAIN-FLOOR LAUNDRY ROOM makes one-level living particularly appealing, while also offering the potential for a future renovation to create a SECOND SPRAWLING PRIMARY ENSUITE. One of the home's most compelling qualities is its QUIETNESS. Soundproofing between levels creates an unusually peaceful interior, while the bi-level design provides excellent separation between living spaces. Raised basement windows bring an abundance of NATURAL LIGHT to the expansive lower level. The enormous recreation area, anchored by a striking STONE FIREPLACE, is made for entertaining. A LARGE WINE CELLAR adds character, while a QUIET THIRD BEDROOM provides excellent space for guests, family or a home office. The salon offers further flexibility with WATER PLUMBED AND READY FOR USE, ideal for a home-based business, studio or additional bedroom. Outside, the WEST-FACING COVERED DECK captures afternoon and evening

sunshine with WESTERLY VIEWS TOWARD THE MOUNTAINS. The SUNNY, PRIVATE BACKYARD includes a generous garden plot, with additional storage beneath the deck. The INSULATED AND HEATED GARAGE features BOTH HOT AND COLD WATER TAPS, with the GARAGE DOOR AND MOTOR recently replaced. Other recent improvements include SEALED CLAY ROOF TILES and a NEW HOT WATER TANK. Quietly positioned in Signal Hill and close to Westhills shopping, restaurants and amenities, this is a home offering SUBSTANTIAL SPACE, EXCEPTIONAL CRAFTSMANSHIP, A TRULY QUIET INTERIOR AND A LAYOUT THAT OFFERS COMFORT AND FLEXIBILITY FOR YEARS TO COME. A home with genuine character, exceptional care and a level of craftsmanship rarely found today.