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121 Sierra Morena Green SW
Calgary, Alberta

MLS # A2352019

$699,900

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,535 sq.ft.	**Age:**	1993 (33 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, See Remarks		

Heating:	Forced Air	**Water:**	-
Floors:	Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: All window coverings, all light fixtures, two garage door remote controls, TV and bracket, workbench, 6 wooden shelving units (basement), 3 metal shelving units (garage)

With over 3,000 sq ft of total living room, this villa ticks all the boxes: a fully developed WALK OUT basement, an attached double garage, NO CONDO FEES, all in a quiet setting just minutes from shopping centers. Upon entry, the large foyer provides ample room for a bench and plenty of closet space. The living room features gorgeous HARDWOOD flooring, vaulted ceilings and large windows. The den provides extra space as an office but could serve as a SECOND bedroom on the main floor. The dining area easily fits a large 12-seat table for enjoyable long dinners with friends and family. The kitchen has lots to offer, including granite countertops, an island, a corner pantry, stainless steel appliances, and a built in desk. There's also a breakfast nook, which receives natural light from the large windows, and it has a door that opens to the SOUTH facing balcony with ample room for a BBQ and seating. The primary bedroom on the main is very spacious and features a 4-pc ENSUITE bathroom, a walk in closet, as well as hardwood flooring. The ensuite comes with a STAND ALONE SHOWER. The main floor is completed with a 2-pc bathroom and a separate laundry room which features extra cabinets and a sink. Going downstairs to the fully developed walk out basement, you will find a large bedroom and a 4-pc bathroom. The cozy family area features a fireplace and a wet bar, and there is ample space for a work or crafting table. Off the family room, the walk-out opens to a SOUTH facing patio. The utility room is very large, great for extra storage and a workbench. Numerous UPDATES include a new furnace in 2025, new shingles in 2023, a new hot water tank in 2019 and improved attic insulation in 2017. In addition, the home includes central air conditioning, a water softener and a central vacuum system. The home has been meticulously maintained, and it shows as a 10/10.

This home is NOT a condominium, so no condo fees apply. However, maintenance of the community's green spaces, grass cutting and snow removal are covered via the homeowners association for $185 per month. The home is in a quiet cul de sac, and the shops of Signal Hill and West Hills, and the library are only a few minutes away by car. You can also walk to the shops, or take the bus, which stops a short walk away. Overall, a fantastic home, meticulously maintained, with all the features you are looking for and at a convenient yet quiet location. Book a showing now!

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