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1121 Sierra Morena Court SW Calgary, Alberta

MLS # A2354525

$864,990

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,886 sq.ft.	**Age:**	1996 (30 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Private, Rectangular Lot, See Remarks		

Heating:	Central	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		
Inclusions:	N/A		

ONE OF THE BEST VALUES IN SIGNAL HILL! Tucked away on a quiet cul-de-sac, 1121 Sierra Morena Court SW offers an exceptional combination of architectural character, functional living space, and a prime location in one of Calgary's most established west-side communities. Featuring 4 bedrooms, 3.5 bathrooms, and over 2,700 sq. ft. of developed living space, this beautifully maintained home is designed for comfortable family living. Step inside to discover the stunning **OPEN-TO-BELOW LIVING ROOM WITH SOARING 16-FOOT CEILINGS**, oversized windows, and a cozy fireplace, creating a bright and inviting atmosphere that immediately makes an impression. The main floor features a spacious formal dining room, an updated kitchen with quartz countertops, modern cabinetry, and newer appliances, plus a sun-filled breakfast nook overlooking the backyard. Convenient main-floor laundry and a powder room complete this practical layout. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with a walk-in closet and ensuite, along with another full bathroom. **THE FULLY DEVELOPED WALKOUT BASEMENT** adds incredible versatility, featuring a generous recreation room with fireplace, an additional bedroom, a full bathroom, and direct access to the backyard—perfect for family gatherings, entertaining guests, or creating a comfortable additional living area. Step outside to enjoy the sunny **WEST-FACING BACKYARD**, complete with an upper deck ideal for summer BBQs and a covered lower patio for relaxing evenings. An attached double garage adds everyday convenience. Beyond the property, Signal Hill is celebrated for its mature streets, beautiful green spaces, scenic pathways, and outstanding west Calgary location. Enjoy nearby Battalion Park, local playgrounds, and walking trails, or take advantage of

the swimming pools, fitness facilities, and recreation programs at Westside Recreation Centre. Shopping and dining are conveniently located at Westhills Towne Centre and Signal Hill Centre, offering grocery stores, restaurants, cafés, and everyday essentials just minutes away. Families will appreciate the area's established schools and welcoming residential atmosphere, while commuters enjoy convenient access to Sarcee Trail, Glenmore Trail, 17 Avenue SW, and the 69 Street CTrain station. With excellent connectivity to downtown Calgary and easy access west toward the Rocky Mountains, this location offers an ideal balance of urban convenience and outdoor lifestyle. Recent interior updates, a functional floor plan, and a desirable cul-de-sac setting further enhance the appeal of this property. **SOARING CEILINGS, A WALKOUT BASEMENT, FOUR BEDROOMS, AND EXCEPTIONAL VALUE IN SIGNAL HILL—THIS IS AN OPPORTUNITY YOU DON'T WANT TO MISS!** Book your private showing today!

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