

## 3 Sierra Morena Close SW Calgary, Alberta

MLS # A2214671



# \$824,900

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,635 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage		

**Inclusions:** Large entertainment unit in the lower level, all garage shelving/storage/workbench

Located on a quiet family friendly street in the desirable community of Signal Hill this beautiful 4-bedroom family home offers over 3233 square feet of living space and is located close to parks, pathways, shopping, and schools. This incredible property has been lovingly maintained and upgraded over the years, and now it's ready for your family to create another lifetime of memories. The main floor offers a spacious family room, a formal dining area, a bright and airy kitchen with stainless steel appliances, center island, a walk-in pantry, and a large dining space with rear deck access, perfect for entertaining. The main floor also features a spacious primary bedroom which includes a walk-in closet, ensuite, and sitting room which could also be used as a nursery, hobby room or home office. You will also find an additional bedroom convenient laundry, and a full bathroom. The developed lower level offers a large rec room, flex space, ample of storage, a full bathroom, and two additional bedrooms which provide plenty of space for children and guests. Enjoy the newer roof, furnace, hot water tank, as well as a newer windows throughout the home. You will appreciate the convenience of a double attached garage and a beautifully landscaped south-facing backyard. This beautiful property has it all-an excellent community elementary school along with easy access to downtown, Stoney trail, the mountains dining and shopping. Don't miss out—book your showing today!