

7044 Sierra Morena Boulevard SW  
Calgary, Alberta

MLS # A2220805



**\$719,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,567 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Storage		

**Inclusions:** shed, workbench in the garage, all attached shelves in the house (TV bracket in the primary bedroom can stay or be removed)

Welcome home to this perfectly located home in the heart of Signal Hill! Close to Westhills shopping centre and ready for a new owner! This 4 bedroom, 4 bathroom home has it all! As you enter you have a great room in the front of the house with a cozy fireplace to enjoy and as you make your way through to the back of the house you have an open floor plan with the kitchen, eating area and the living room all together that is perfect for entertaining. The kitchen has plenty of cabinet and counter space with a corner pantry, built in oven, cooktop, tiled backsplash and white cabinetry. The living room has tons of natural light and leads you out to the back deck and the yard as well. The main floor is finished off with a half bathroom as well. As you head upstairs you have a primary bedroom with a walk in closet and an ensuite bathroom, 2 additional bedrooms and another full bathroom for the kids and upper laundry with a linen closet. The basement is finished with a 4th bedroom, another bathroom with a beautifully tiled shower and a rec room to enjoy! Other quality features and upgrades include New furnace and A/C, Shingles were done in 2012, workbench in the garage is included, extended front and back decks, sound reducing insulation in the basement, shed on a concrete pad in the yard, HEATED downspout in the back of the house, Gas line for your BBQ on the back deck, hot water tank replaced in 2022 and so much more! You are also a short walk or drive to all of the convenience of Westhills shopping centre, Stoney and Sarcee trails for a quick trip out to the mountains and easy access to downtown! Come and have a look!