

3678 Sierra Morena Road SW
Calgary, Alberta

MLS # A2235303



\$564,900

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,344 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Many Trees, Private, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: none

Affordable! 1350 sq ft 2 story attached home with 2 car detached garage in great location in Signal Hill located on a well treed lot with fenced private yard. Close to walking paths, parks, playgrounds, schools, shopping and more. This gem also features a fully developed basement. Main floor offers a large living room dining room area with front bay window and engineered hardwood floors. Large dining room area with recessed hutch nook, perfect for those special occasions. The open stair to upper level overlooks this area. The back kitchen area boasts generous cabinets and counter space, corner window over sink, ceramic tile floors, bay nook area, garden door to outdoor living on a large sunny deck and closet storage space. Also a 2 pce updated bathroom with designer wall paper accents. The back yard is perfect for children and pets as its private and fenced. Upper level offers up 2 large bedrooms. The primary bedroom has a 2 pce ensuite bath, large closet and plenty of light from the two extra large front windows. 4 pce bath in the hall is conveniently located next to the large second bedroom also with 2 large east facing windows. the developed basement features large rec room area with durable engineered flooring. Room for the whole family down here or the teens and their friends. There is a 3rd or guest bedroom here (window does not meet egress standard). You will also find lots of storage and the washer and dryer.