

135 Sierra Morena Terrace SW
Calgary, Alberta

MLS # A2217919

\$694,900

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,509 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This wonderfully well kept semi detached bi level situated in a quiet cul de sac. This spacious and developed home offers 4 bedrooms and 3 bathrooms. Bright and spacious with a well laid out functionality! Incredibly spacious kitchen with an amazing amount of counter and cupboard spaces also been updated with an amazing S/S appliance package and offers a sizeable and bright kitchen nook! Balcony off the nook also offers a gas line for BBQ weather! Main floor also consists of a formal dining area and living room. LARGE Primary bedroom offers a walk in closet with built ins, and a 5 piece ensuite with dual vanities, soaker tub and recently renovated stand alone shower. Sizeable second bedroom and 4 piece bath finish off the main floor. Bright and finished basement includes large family room, 2 additional bedrooms, 3 piece bath and large laundry room! Oversized heated double garage offers additional storage and room for projects! Furnace and H/W tank replaced in 2020, Shingles, Triple Pane windows and doors replaced in the past 6 months! A lovely vinyl covered wrap around deck is perfect for your summer enjoyment! Close to amenities in the West Hills shopping complex and major routes. HOA fee of \$200/month covers your landscaping and snow removal needs. Quick possession available! New RPR on order