

42 Sierra Morena Green SW
Calgary, Alberta

MLS # A2260653

\$649,900

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,333 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Front Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Pantry, Quartz Counters		

Inclusions: N/A

This lovely Villa is in the prestigious community of Signal Hill. Not a Condo, but as part of the villas West Homeowners Association, for a low monthly fee, lawn and snow maintenance are all taken care of for you. On the main level, you enter into a living room with a gas fireplace and large dining area. To your right is the large primary bedroom with a walk-in closet and 3-piece ensuite bathroom. To the rear is a lovely kitchen with quartz counters, stainless steel appliances, a pantry, and a kitchen island with a breakfast bar. A flexible family area is here too, and the back door (with a doggy door) leads to a deck and a gas hookup for the barbeque. The second bedroom is also at the back along with another 4-piece bathroom. Through the laundry room, is access to the large double attached garage. Downstairs, you will find a huge recreational area with barn doors – should you want to close off additional space for guests or privacy. A 3rd bedroom, another 3-piece bathroom and a den/storage room.