

167 Sierra Morena Terrace SW
Calgary, Alberta

MLS # A2207245

\$699,900

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,402 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage		

Inclusions: N/A

This beautifully maintained villa bungalow is nestled on a quiet cul-de-sac in the heart of the highly sought-after SW community of Signal Hill. Located on a large heavily treed lot, this property is within walking distance to the many shops, restaurants and grocery stores in Signal Hill Shopping Centre, and is surrounded by high-quality amenities such as West Side Rec Centre, Suntera Market, 69 Street LRT station and several of Calgary's top schools including Rundle College, Menno Simmons School & Ambrose University. Offering a double attached garage, this home boasts gleaming hardwood floors throughout the main living area, and a spacious floor plan that includes a formal Living/Dining room area w/vaulted ceilings and sunny south-facing kitchen with an abundance of upper cabinets, island and cozy breakfast nook. The primary bedroom boasts a vaulted ceiling and is complete with walk in closet and luxurious ensuite offering dual sinks, separate shower and large soaker tub. The second bedroom is privately located away from the primary bedroom and has easy access to the second bathroom. Spacious main floor laundry finishes this level. Downstairs is ideal for older kids or guests with a generous sized 3rd bedroom, 4-piece bathroom and huge family room with cozy gas fireplace. There is still more space for future development and includes an abundance of storage space. The home is complete with a large maintenance free rear deck, a quiet setting overlooking the serene backyard. The Home Owners Association takes care of your snow removal and lawn care, allowing you the freedom year round to lock & go. An absolute must see!