

**17 Sierra Morena Villas SW
Calgary, Alberta**

MLS # A2166908



\$499,900

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,356 sq.ft.	Age:	1994 (30 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn, Garden, Low Maintenance Landscape, Greenbelt, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 535
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s)		

Inclusions: NA

RARE FIND in SIGNAL HILL SW! Discover this stunning executive semi-detached home offering 2+1 bedrooms and 3.5 baths across a generous 2007 SF of developed space. Ideally situated within walking distance of the vibrant West Hills & Signal Hill shopping, dining, and entertainment district, you'll also enjoy easy access to Mount Royal University, Westside Rec Center, Grey Eagle Resort, Glenmore Reservoir, Rockyview Hospital, and the new Stoney Trail ring road. Step inside to a welcoming foyer that invites natural light into the open-concept main floor, showcasing gleaming oak hardwood floors, vaulted ceilings, and fresh paint that exude a warm ambiance. The living room, complete with a cozy gas fireplace, seamlessly flows into the timeless white kitchen, featuring new countertops, a modern sink and backsplash, stainless steel appliances, and ample counter and cupboard space. The adjacent dining area is perfect for family gatherings, with patio doors leading to an updated composite deck and stone patio—an ideal setting for morning coffee or evening relaxation. Ascend to the upper level, where you'll find a spacious primary suite with a custom walk-in closet renovation and a beautifully renovated 4-piece ensuite. The second bedroom has easy access to another renovated 4-piece bathroom, while a convenient bonus/loft area offers the perfect space for a home office, craft room, or private retreat. The fully developed lower level features a third bedroom with a 3-piece ensuite, making it perfect for teens or guests, alongside a large family room, den/workout area, storage, and laundry room. The complex is quiet and well-maintained, with new asphalt recently completed for added convenience. Don't miss the opportunity to make this gorgeous home yours—book your viewing today before it's gone!