

6530 Sierra Morena Boulevard SW
Calgary, Alberta

MLS # A2167564



\$869,900

Division:	Signal Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,621 sq.ft.	Age:	1998 (26 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Low Maintenance Landscape, Landscaping		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Refrigerator, Dishwasher, Stove, Hoodfan, All Window Coverings, Garage Door opener (s) with Control (s), Refrigerator in Basement		

This meticulously maintained bungalow offers the perfect blend of comfort and convenience. Nestled on a large corner lot in the desirable Signal Hill community, this home is located within minutes to schools, transportation, and amenities. Upon entry, you are met with a wide and open floor plan that invites you in. The formal dining room is the perfect place for entertaining friends and family. Hardwood floors lead you into the beautiful gourmet kitchen. The kitchen is adorned with granite counter tops, stainless steel appliances, a breakfast bar, and designer tile backsplash. The kitchen opens up to a large living room with soaring vaulted ceilings and a cozy gas fireplace. A breakfast nook can be found off of the kitchen and living room with a door leading out to the large covered deck. The primary bedroom is your own retreat, complete with a walk in closet and a 4 piece ensuite with a luxurious jetted tub. A 4 piece main bathroom and good sized second bedroom can be found on the main floor. The main floor is complete with a mudroom with a hookup for washer and dryer that leads to the double attached garage. The walkout basement provides ample space for entertaining with a large family room with a cozy gas fireplace as well as a third bedroom and 4 piece main bathroom. Doors from the basement lead out to a brick patio and beautifully landscaped backyard. The home has been very well taken care of over the years with pride of ownership evident throughout. Exceptional value!