

216 Sierra Morena Green SW
Calgary, Alberta

MLS # A2177781



\$665,000

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,484 sq.ft.	Age:	1993 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		
Inclusions:	Security System Equipment		

Welcome to this perfectly located Bungalow Villa in Signal Hill with a developed Walkout Basement and NO CONDO FEES. As you enter you will be struck by the abundance of natural light that floods the open floor plan and you will quickly appreciate that this home is full possibilities. This home offers a spacious front formal Living Room and Dining Room that is perfect for entertaining. The rear of the home boasts high vaulted ceilings and a sunny south exposure that is enjoyed in the Family Room, the Kitchen and the Breakfast Nook from where you can enter the large balcony that almost spans the entire width of your home. The large Primary Bedroom is a true oasis and has amazing vaulted ceilings, a 4-piece ensuite with separate shower and soaking tub, and a huge walk-in closet. To complete the main floor, you will find a front room that can be used as either a second Bedroom or an Office, a 2-piece Bathroom, and a convenient Laundry Room. Downstairs there is a spacious Recreation Room with floor to ceiling windows, a corner fireplace, and wet bar. There is an additional large Bedroom and a 4-piece bathroom, as well as plenty of storage that can be further developed if needed. This home has all the benefits of a condo but without the big fees, the HOA takes care of year-round landscaping and snow removal so you can enjoy the Lock and Leave lifestyle. This home is incredibly well-located near the Westside Rec Centre, the LRT, schools, and shopping, and with easy access to Stoney Trail makes this home TRULY A MUST SEE!!