



## 515 Sierra Morena Place Calgary Alberta

\$1,000,000

LOCATION ALERT!! This two storey walkout offers 3620 sq ft of living space over three levels, is ideally situated on a quiet cul de sac, backing the path system in Signal Hill, a short walk to the many shops and services at Westhills and a short walk to Battalion Park School - this is a GREAT family home. This home blends traditional with functional... spectacular, sight finished hardwoods, 9 ft ceilings on all three levels, a STRIKING staircase offering flow from one floor to the next, elegant ceiling and window details, an abundance of natural light and finished in a soft palette throughout... INVITING! On arrival you will note no neighbours on one side, or in the back presenting a private and quiet space. Entering, the staircase and tastefully decorated living room & dining room will catch your eye. The floor plan leads to the Great Room in back, marrying a comfortable family room with an open kitchen and breakfast nook...large west facing windows harness the sun creating a WARM & INVITING space. The striking staircase will lead you upstairs where the primary suite is tucked behind French doors and features a tray ceiling, sitting area, double sided fireplace and a 5pc en suite... with a WARM western exposure and overlooking the mature rear yard and pathways - RESTFUL! The two additional beds up are well-sized and share a full 4pc bath. The walkout level shouts fun.... a second family room with wet bar, open to a rec room featuring a pool table and direct access to the rear patio and yard... summer gatherings will lead here. There is a fourth bed and full bath down as well. This home has been exceptionally well maintained, offering an easy & clean transition for its new family.... We invite your call to show. (id:6769)

Recreational, Games room 21.33 Ft x 17.58 Ft

Bedroom 11.83 Ft x 10.75 Ft

Recreational, Games room 16.50 Ft x 14.67 Ft

4pc Bathroom .00 Ft x .00 Ft

Furnace .00 Ft x .00 Ft

Living room 14.33 Ft x 12.00 Ft

Family room 17.58 Ft x 17.58 Ft

Breakfast 10.50 Ft x 10.50 Ft

Den 10.50 Ft x 9.58 Ft

Laundry room 10.92 Ft x 5.33 Ft

2pc Bathroom .00 Ft x .00 Ft

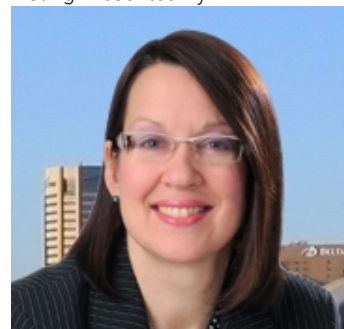
Primary Bedroom 15.50 Ft x 12.58 Ft

5pc Bathroom .00 Ft x .00 Ft

Bedroom 12.83 Ft x 11.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX First

<http://davidpellettier.ca/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

**Kitchen** 16.25 Ft x 10.83 Ft  
**Dining room** 13.42 Ft x 10.00 Ft

**Bedroom** 11.58 Ft x 9.42 Ft  
**4pc Bathroom** .00 Ft x .00 Ft