



# 472 Sierra Morena Place Calgary Alberta

\$890,000

Welcome to this exceptional home in the sought-after community of Signal Hill, nestled in a quiet cul-de-sac. With 3 bedrooms, 3.5 bathrooms, and over 3,300 square feet of well-designed living space, this residence is perfect for creating lasting memories. As you approach, the home's charming curb appeal stands out, featuring a well-manicured lawn and thoughtfully designed landscaping. Step into the elegant entrance and be greeted by a bright, open main floor. Hardwood flooring adds a touch of sophistication, while expansive windows flood the space with natural light. The formal dining and living rooms, with their refined design, are perfect for hosting special occasions. The layout of the main floor ensures seamless flow, making it ideal for both entertaining and everyday living. The kitchen is a chef's dream, featuring sleek white cabinetry, granite countertops, stainless steel appliances, and an island. With plenty of cupboard and counter space, along with a corner pantry, this kitchen is as functional as it is stylish. The adjacent breakfast nook provides ample space for family meals or gatherings with friends. Afterward, unwind in the inviting family room, complete with a cozy 3-way gas fireplace and recessed lighting that creates a warm and welcoming ambiance. A convenient mudroom and 2-piece bathroom complete the main floor. Upstairs, the tranquil bedrooms offer comfort and privacy. The expansive primary bedroom features a generous walk-in closet and a luxurious 5 piece ensuite with dual sinks, a soaking tub, and a standalone shower. Two additional bedrooms, each with ample closet space, share a well-appointed 4-piece bathroom. The fully finished basement enhances your living space with a spacious rec room and a versatile flex room, perfect for a home office, both sharing a two-sided fireplace. Large windows brighten the area with natural light. This level a...

3pc Bathroom 9.42 Ft x 9.50 Ft

Den 11.58 Ft x 12.50 Ft

Laundry room 9.42 Ft x 5.92 Ft

Recreational, Games room 18.17 Ft x 16.17 Ft

Storage 30.08 Ft x 24.25 Ft

2pc Bathroom 5.08 Ft x 4.75 Ft

Kitchen 15.42 Ft x 15.83 Ft

Living room 12.00 Ft x 14.75 Ft

Other 8.92 Ft x 8.75 Ft

4pc Bathroom 9.00 Ft x 5.00 Ft

5pc Bathroom 16.50 Ft x 11.83 Ft

Bedroom 12.25 Ft x 9.75 Ft

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Listing Presented By:



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CIR

REALTY

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**Breakfast** 13.17 Ft x 6.08 Ft

**Dining room** 14.42 Ft x 9.50 Ft

**Family room** 15.83 Ft x 13.08 Ft

**Bedroom** 10.92 Ft x 10.75 Ft

**Primary Bedroom** 14.50 Ft x 19.67 Ft

**Other** 8.67 Ft x 6.33 Ft