



## 309 Sierra Morena Green Calgary Alberta

\$475,000

Nestled in the highly desirable Signal Hill community, this stunning top-floor end-unit offers an abundance of natural light and soaring vaulted ceilings. The open concept floor plan, spacious balcony, and cozy gas fireplace make hosting get-togethers a breeze. The primary bedroom features vaulted ceilings, a private ensuite bathroom and a walk-in closet, making it the ideal retreat. The second bedroom and full bathroom are tucked away from the primary bedroom, creating the perfect private space for guests. A double attached garage provides ample parking and storage, while the recently installed new furnace and hot water tank ensure peace of mind. The home is located in a quiet neighborhood free from street noise, offering a tranquil setting to relax and unwind. Enjoy easy access to the mountains for weekend escapes, and take advantage of nearby access to Stoney Trail and the LRT station. Shopping and restaurants are only minutes away. Don't miss your chance to call this exceptional property your home. Call your favourite realtor to book a showing today! (id:6769)

Living room 15.08 Ft x 12.83 Ft

Kitchen 15.58 Ft x 8.92 Ft

Dining room 11.67 Ft x 8.08 Ft

Primary Bedroom 15.92 Ft x 11.50 Ft

Other 8.00 Ft x 5.92 Ft

3pc Bathroom 9.92 Ft x 4.92 Ft

Bedroom 11.92 Ft x 11.08 Ft

Foyer 5.58 Ft x 5.42 Ft

Laundry room 6.17 Ft x 5.42 Ft

Other 8.25 Ft x 7.25 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

Furnace 8.25 Ft x 7.75 Ft

Listing Presented By:



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