



436 Sierra Morena Place Calgary Alberta

\$935,000

Welcome to this beautifully finished two-story home, perfectly situated on a quiet cul-de-sac in Signal Hill. Backing onto a serene west-facing green space and park, this property features a fully developed walkout basement and offers exceptional living spaces throughout. As you step inside, soaring vaulted ceilings create a grand entrance, leading into a spacious front family room with gleaming hardwood floors. The formal living/dining room is bathed in natural light from expansive windows, providing the perfect setting for gatherings. The well-appointed kitchen boasts stainless steel appliances, a central island, a walk-in pantry, and a gas stove. It overlooks the stunning backyard and opens onto a generous 13' x 18' upper deck—ideal for entertaining. Adjacent to the kitchen, a cozy breakfast nook flows seamlessly into the inviting family room, with a stone fireplace. Upstairs, the expansive primary suite features cathedral ceilings, a walk-in closet, and a nice ensuite with dual sinks, a soaker tub, and an updated stone shower. Two additional bedrooms and a four-piece bathroom complete the upper level. The fully developed walkout basement is a highlight of the home, offering 9-foot ceilings, large windows, and abundant entertaining space. This level includes a recreation area, a wet bar, a full bathroom, and a fourth bedroom—ideal as a guest suite, home office, or games room. Notable features include:

- Central air conditioning (2013)
- High-efficiency furnace (2013)
- Newer washer and dryer
- Basement flooring (2020)
- Insulated and drywalled garage with hot and cold water hookups
- Unique pine wine storage area under the stairs

Centrally located, this home is just a five-minute walk to transit, the public library, and the many shops, restaurants, and amenities of Westhills and Signal Hill Centre. Don't miss this incredible opportunity to own a beautifully maintained walkout ...

4pc Bathroom 9.33 M x 4.92 M

5pc Bathroom 8.83 M x 13.50 M

Bedroom 9.33 M x 10.83 M

Bedroom 9.33 M x 10.50 M

Primary Bedroom 19.00 M x 15.67 M

3pc Bathroom 8.75 M x 7.83 M

Furnace 7.92 M x 8.08 M

2pc Bathroom 5.08 M x 4.50 M

Other 9.50 M x 13.00 M

Family room 13.00 M x 17.00 M

Foyer 11.25 M x 6.67 M

Kitchen 13.17 M x 14.00 M

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

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Bedroom	11.92 M x 11.33 M	Living room	12.00 M x 14.50 M
Laundry room	8.00 M x 8.92 M	Other	7.83 M x 8.00 M
Recreational, Games room	26.17 M x 27.08 M	Dining room	10.08 M x 12.00 M