



12 Sierra Morena Way Calgary Alberta

\$599,900

*** OPEN HOUSE Saturday, Mar 7, 2026 2pm - 4pm *** Welcome to easy living in this charming semi-detached bungalow in the heart of Signal Hill. With over 2,100 sq. ft. of finished space, no condo fees, and low-maintenance perks like included lawn care and snow removal (\$150/month), this home is ideal for anyone looking to simplify without sacrificing space or comfort. Step inside to a bright and welcoming main floor. The front living room features a bay window that brings in natural light and overlooks the beautifully kept front yard. A dedicated dining room offers the perfect space to gather with family or friends. Toward the back of the home, the kitchen is warm and inviting, with a breakfast bar and cozy dining nook that opens to a relaxed family room complete with a gas fireplace and custom built-in shelving. The spacious primary suite offers a quiet retreat with a walk-in closet and a 4-piece ensuite featuring a soaker tub. Main-floor laundry, a convenient powder room, and direct access to your private backyard make everyday living seamless and functional. The finished basement is perfect for guests, hobbies, or movie nights. It includes a large recreation area, a generous second bedroom, and another full 4-piece bathroom. A roomy utility/storage area adds even more flexibility. Notable upgrades include a new roof (2024) and a double attached garage with access via a paved rear lane. The home sits in a quiet, well-maintained setting within a well-established community known for its walkability and access to nature and amenities. You're just minutes from Signal Hill Centre and Westhills Towne Centre for groceries, dining, and daily essentials. Enjoy nearby parks, walking paths, playgrounds, transit, and LRT, with easy access to Stoney Trail and Highway 8 for weekend escapes to Bragg Creek or the mountains. No age or pet restrictions make this a flexible choice ...

Recreational, Games room 26.67 Ft x 12.42 Ft

Bedroom 16.08 Ft x 11.00 Ft

Storage 15.83 Ft x 10.83 Ft

Storage 9.83 Ft x 8.83 Ft

4pc Bathroom 10.17 Ft x 6.58 Ft

Furnace 14.75 Ft x 6.67 Ft

Breakfast 9.67 Ft x 8.33 Ft

Family room 15.25 Ft x 11.92 Ft

Primary Bedroom 15.42 Ft x 10.92 Ft

Other 7.25 Ft x 5.00 Ft

4pc Bathroom 12.50 Ft x 10.92 Ft

Foyer 5.42 Ft x 4.25 Ft

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Listing Presented By:



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RE/MAX Complete Realty

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Living room 15.25 Ft x 10.92 Ft

Kitchen 12.83 Ft x 8.17 Ft

Dining room 12.92 Ft x 9.00 Ft

Laundry room 5.92 Ft x 4.92 Ft

2pc Bathroom 5.42 Ft x 5.33 Ft

Other 8.75 Ft x 7.50 Ft