



## 138 Sierra Morena Green Calgary Alberta

\$525,000

Discover this exceptional semi-detached, fully developed bungalow villa in the highly sought-after community of Signal Hill. Offering low-maintenance living and extensive upgrades throughout, this rare property combines comfort, convenience, and style. Step inside to a bright and welcoming front family room with large windows that flows seamlessly into a formal dining area—perfect for entertaining. The updated kitchen features stainless steel appliances, a cozy breakfast nook, and opens to a comfortable second family room with a two-sided fireplace, creating a warm and inviting atmosphere. A 2-piece powder room and main floor laundry add to the convenience. The spacious primary suite includes his-and-her closets and a private 4-piece ensuite, offering an ideal retreat. Direct access to the oversized attached garage (24'4" x 20'8") makes daily living effortless. The fully finished lower level provides an expansive family and games area with a beautiful second fireplace, a large guest bedroom with ample closet space, and a 4-piece bath. A generous flex room offers versatility as an additional bedroom, home office, or gym (no window). Recent upgrades include: Vinyl deck replaced (2018), Upgraded attic insulation (2019), New roof (2020), New hot water tank (2021), New microwave hood fan (2025), New Eaves and downspouts (Nov 2025). Enjoy the south-facing deck for warm summer evenings and the rear deck for gardening and BBQs. Additional highlights include front and back irrigation, a large driveway with parking for four, and low-maintenance living with HOA fees \$169.06 / month covering lawn care, snow removal, irrigation and sprinkler maintenance and replacement. This property is within the Ernest Manning High School catchment, walking distance to Battalion Park K-6 and close to several excellent public and private schools. Ideally located just minutes from West Hill...

4pc Bathroom 8.25 Ft x 4.92 Ft

Bedroom 12.58 Ft x 13.42 Ft

Den 15.50 Ft x 13.92 Ft

Recreational, Games room 26.25 Ft x 29.17 Ft

Furnace 10.50 Ft x 16.00 Ft

2pc Bathroom 5.17 Ft x 5.50 Ft

Dining room 13.50 Ft x 10.08 Ft

Family room 13.75 Ft x 15.67 Ft

Kitchen 13.17 Ft x 17.08 Ft

Living room 11.58 Ft x 16.75 Ft

Other 7.17 Ft x 10.75 Ft

Primary Bedroom 12.92 Ft x 14.92 Ft

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Listing Presented By:



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