



# 179 Sierra Morena Landing Calgary Alberta

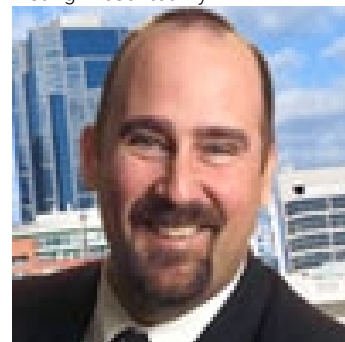
\$538,000

Welcome to this exceptional three-story semi-detached townhouse in Calgary's Signal Hill community, offering a harmonious blend of comfort, style, and functionality. The main floor features an open-concept design with beautiful laminate flooring. The bright living room is centered around a stone gas fireplace and flows into the dining room to create the perfect setting for family gatherings or cozy evenings. The kitchen boasts a new electric stove, stunning mountain views, and a sunny breakfast nook where you can enjoy a morning coffee. Sliding doors lead to a southwest-facing deck, ideal for outdoor dining or relaxing at sunset. Upstairs, the primary bedroom impresses with mountain views, a spacious walk-in closet, and a four-piece en suite. Two additional bedrooms provide flexibility for family, guests, or a home office. The finished walk-out basement offers a comfortable family room for movie and game nights, laundry facilities, and direct access to a sheltered patio and a quiet inner courtyard with manicured lawns, providing your private retreat for peace and calm. Parking is never a concern with an attached double garage and extended driveway accommodating up to four vehicles. Exterior maintenance is professionally managed, so you can enjoy a low-maintenance lifestyle with peace of mind, especially with the new roof installed in June 2025. This home combines convenience and elegance in a prime location, just minutes from Signal Hill and Westhills shopping centers, top-rated schools, Signal Hill Library, Westside Recreation Centre, Griffith Woods, and a variety of restaurants. With easy access to Stoney Trail, Glenmore Trail, and Sarcee Trail, you're perfectly positioned for quick trips to downtown or weekend escapes to the mountains. (id:6769)

4pc Bathroom 11.83 Ft x 7.67 Ft  
 Primary Bedroom 11.00 Ft x 14.92 Ft  
 Other 7.08 Ft x 7.25 Ft  
 4pc Bathroom 7.67 Ft x 4.92 Ft  
 Bedroom 8.67 Ft x 8.92 Ft  
 Bedroom 11.58 Ft x 14.17 Ft  
 Other 20.58 Ft x 7.67 Ft

Hall 3.67 Ft x 6.25 Ft  
 Kitchen 9.92 Ft x 11.00 Ft  
 Other 10.17 Ft x 11.08 Ft  
 Dining room 10.00 Ft x 13.50 Ft  
 Other 7.00 Ft x 6.42 Ft  
 2pc Bathroom 5.25 Ft x 5.67 Ft  
 Living room 11.58 Ft x 16.58 Ft

Listing Presented By:



Originally Listed by:  
DreamHouse Realty Ltd.

<http://www.dreamhoureality.ca/>

**RE/MAX Realty Professionals**

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Laundry room 6.83 Ft x 5.83 Ft  
Family room 10.83 Ft x 14.25 Ft  
Furnace 7.33 Ft x 9.92 Ft

Other 19.08 Ft x 7.50 Ft  
Pantry 2.33 Ft x 3.33 Ft