



6526 Sierra Morena Boulevard Calgary Alberta

\$681,888

Situated on the desirable WEST side of the Signal Hill community, this charming BUNGALOW is a true gem. Boasting nearly 1,500 sq feet of living space on the main level, this home offers a perfect haven for those seeking comfort and elegance. As you enter through the spacious Foyer, you'll be greeted by an OPEN CONCEPT main level featuring VAULTED ceilings that flood the space with an Abundance of Natural Light. Formal dining room provides ample room for entertaining and seamlessly flows into good sized kitchen with all stainless steel appliances. Adjacent to the kitchen, a Breakfast Nook with patio doors leads to a COVERED Deck, perfect for relaxing with your morning coffee and soaking up the sun. Living room includes a cozy FIREPLACE and lovely views of the private backyard, creating an inviting atmosphere for relaxation. Primary room is a true retreat, featuring a walk-in closet, a well-appointed 3-piece ensuite, and lovely bay windows that welcome the morning sun. Additional Bedroom and/or Office Space, 4 piece bath and Laundry room complete this main level. The professionally developed basement is sure to impress, with a full bathroom boasting HEATED FLOORS, Italian Tile, and a Grohe RAIN Shower. Additional updates include almost all new supreme energy-efficient EGRESS WINDOWS throughout, Hunter Douglas blinds, CENTRAL AIR conditioning, some newer fencing all adding to further enhance the comfort of this home. The two additional bedrooms downstairs are flooded with natural light and oversized closets. The Family Room, Rec Room and play area give lots of room for all your needs . Great sized backyard with Garden Shed and lots of privacy. Nestled in a quiet location with minimal local traffic, this home offers easy access out of the community while being conveniently close to shopping at WestHills, Schools, Parks, Public Library and Public Transit. If you're seek...

Bedroom 15.08 Ft x 10.75 Ft

Bedroom 14.58 Ft x 9.50 Ft

Family room 15.00 Ft x 14.67 Ft

Recreational, Games room 10.75 Ft x 10.42 Ft

Furnace 15.50 Ft x 6.00 Ft

3pc Bathroom 10.42 Ft x 4.92 Ft

Breakfast 9.00 Ft x 8.00 Ft

Dining room 10.92 Ft x 10.42 Ft

Living room 15.92 Ft x 13.92 Ft

Primary Bedroom 13.25 Ft x 10.58 Ft

Bedroom 12.33 Ft x 9.92 Ft

Laundry room 6.00 Ft x 5.00 Ft

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

Listing Presented By:



Originally Listed by:

RE/MAX REALTY INNOVATIONS

<http://www.janelharris.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141

darylcarlson@shaw.ca

Foyer 12.00 Ft x 6.50 Ft

Kitchen 11.33 Ft x 10.83 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

3pc Bathroom 8.25 Ft x 5.17 Ft