

# 81 Sierra Morena Landing Calgary Alberta

$494,000

Set in the established community of Signal Hill, this 3-level semi-detached home in "The Landings" offers a bright, spacious, and thoughtfully updated space including a walk-out basement. From the moment you step into the welcoming front foyer, you will appreciate a home designed for comfort, style, and everyday living. Valuable recent exterior upgrades--including a new roof replaced in 2025, as well as newly replaced eavestroughs and skylight window--provide added peace of mind for years to come. The main level features an open, inviting flow that feels both airy and cohesive. At the front of the home, a generous living room is anchored by a cozy corner gas fireplace. Moving toward the back, a spacious central dining area connects seamlessly to a bright, functional kitchen outfitted with brand-new appliances, a corner pantry, and an adjacent breakfast nook. Sliding doors off the breakfast area open directly onto your private rear balcony, while a convenient main-floor two-piece powder room rounds out this level. Upstairs, a rare dual-primary layout provides remarkable versatility. Both oversized bedrooms feature their own private four-piece ensuites and walk-in closets, offering true retreat-style privacy under one roof. Downstairs, the walkout lower level adds a bright recreation room with direct outdoor access, a dedicated laundry area, a second two-piece bathroom, and plenty of storage and utility space. Direct interior access to the oversized 19'1" x 19'11" double attached garage adds everyday convenience and security. Beyond your front door, Signal Hill offers one of southwest Calgary's most sought-after lifestyles. You are minutes from the shops, restaurants, grocery stores, and theatres at Signal Hill Centre and Westhills Towne Centre, as well as the Westside Recreation Centre and Battalion Park. Scenic walking and biking pathways, local playgrounds, and r...

Furnace 7.42 Ft x 9.92 Ft

Recreational, Games room 11.92 Ft x 11.92 Ft

2pc Bathroom 6.17 Ft x 5.42 Ft

Kitchen 9.67 Ft x 11.00 Ft

Breakfast 11.08 Ft x 7.50 Ft

2pc Bathroom 3.25 Ft x 3.75 Ft

Living room 13.25 Ft x 16.58 Ft

Foyer 7.08 Ft x 6.50 Ft

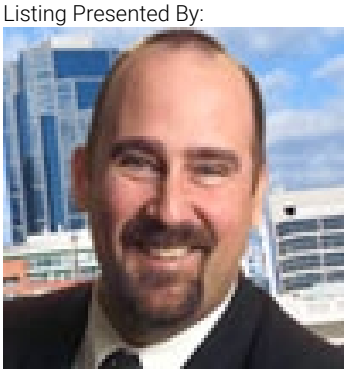
4pc Bathroom 8.00 Ft x 11.50 Ft

Bedroom 11.83 Ft x 14.92 Ft

Other 7.50 Ft x 4.25 Ft

4pc Bathroom 8.58 Ft x 11.92 Ft

Listing Presented By:



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

Phone: 403-259-4141
darylcarlson@shaw.ca



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Dining room 10.67 Ft x 13.58 Ft

Primary Bedroom 11.58 Ft x 16.75 Ft

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