



# 94 Sierra Morena Green Calgary Alberta

\$494,900

Good Vibes Only in this stunning townhome with over 1800 sq feet of living space perfectly poised on a quiet cul-de-sac with fantastic neighbours! You'll feel the pride of ownership the moment you step in - fresh paint, custom wine display feature, large island with quartz counters and newer appliances are just a few of the many upgrades this home has enjoyed in recent years! The spacious entry is on the lower level with walk up to the main living area where you'll enjoy 2 beds / 2 baths, open concept kitchen/living/dining and a sun drenched balcony with mountain views to unwind on after a busy day! The lower level boasts another 3 piece bath, large rec room, laundry with storage and a perfect flex room that could be used as a spare bedroom (no window) or dreamy home office. Let's talk about the HUGE double garage with loads of storage space for all your family's gear! You've got ample room for 2 large vehicles inside + 2 more on the driveway for guests so no long walks from distant visitor parking stalls as in most condo developments! This Signal Hill location is amazing with proximity to Westhills shopping, restaurants, schools, Westside Rec Centre, LRT parking and just 5 minutes to Hwy 8 and the new Stoney Trail ring road! Call your Realtor today and book your private tour of this beautiful, not to be missed home in one of Calgary's most sought after SW locations. \*Don't forget to check out the virtual tour under the film icon at the top left of the listing page. (id:6769)

3pc Bathroom 7.33 Ft x 5.50 Ft  
 Other 10.33 Ft x 12.67 Ft  
 Foyer 6.58 Ft x 13.58 Ft  
 Recreational, Games room 18.25 Ft x 18.83 Ft  
 Furnace 19.17 Ft x 5.33 Ft  
 3pc Bathroom 6.67 Ft x 8.08 Ft

4pc Bathroom 10.50 Ft x 9.67 Ft  
 Other 19.50 Ft x 5.83 Ft  
 Bedroom 12.08 Ft x 11.75 Ft  
 Dining room 16.08 Ft x 10.33 Ft  
 Other 10.92 Ft x 18.67 Ft  
 Primary Bedroom 13.58 Ft x 16.58 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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