

**515 Sierra Morena Place SW  
Calgary, Alberta**

**MLS # A2168099**



**\$1,000,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,448 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Greenb		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Central Vacuum, Double Vanity, French Door, Granite Counters, No Animal Home, No Smoking Home, Wet Bar		

**Inclusions:** BBQ, Entertainment unit, Pool table & accessories, 2 TV's

LOCATION ALERT!! This two storey walkout offers 3620 sq ft of living space over three levels, is ideally situated on a quiet cul de sac, backing the path system in Signal Hill, a short walk to the many shops and services at Westhills and a short walk to Battalion Park School &ndash; this is a GREAT family home. This home blends traditional with functional&hellip; spectacular, sight finished hardwoods, 9 ft ceilings on all three levels, a STRIKING staircase offering flow from one floor to the next, elegant ceiling and window details, an abundance of natural light and finished in a soft palette throughout&hellip; INVITING! On arrival you will note no neighbours on one side, or in the back presenting a private and quiet space. Entering, the staircase and tastefully decored living room & dining room will catch your eye. The floor plan leads to the Great Room in back, marrying a comfortable family room with an open kitchen and breakfast nook&hellip;large west facing windows harness the sun creating a WARM & INVITING space. The striking staircase will lead you upstairs where the primary suite is tucked behind French doors and features a tray ceiling, sitting area, double sided fireplace and a 5pc en suite&hellip; with a WARM western exposure and overlooking the mature rear yard and pathways &ndash; RESTFUL! The two additional beds up are well-sized and share a full 4pc bath. The walkout level shouts fun&hellip;. a second family room with wet bar, open to a rec room featuring a pool table and direct access to the rear patio and yard&hellip; summer gatherings will lead here. There is a fourth bed and full bath down as well. This home has been exceptionally well maintained, offering an easy & clean transition for its new family&hellip;. We invite your call to show.