

145 Sierra Morena Green SW
Calgary, Alberta

MLS # A2248155



\$639,900

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,488 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: None

Are you looking to downsize into something smaller but do not want to go condo? This villa style bungalow is perfect for you! Enjoy the feeling of a house and do not worry about shovelling snow or maintaining a yard. Located on a quiet cul de sac a short drive or walk to the shopping of West Hills. The spacious 2+1 bedroom plan boasts vaulted ceilings on the main floor that make it feel even bigger than it is. The heart of the main floor is the living room that faces the rear of the house and is centered around a gas fireplace. Enjoy breakfast in the nook and then have family dinners in the huge formal dining room. Retreat to the spacious master bedroom that boasts a walk in closet and a three piece en suite that has a skylight. Need more space? The fully finished walk out level has a massive rec room, bedroom, and full bath. The common space in this development is governed by a homeowners' association, which offers more freedom than a typical condo development. You will love living on the West Hill being close to almost everything. These units do not come on the market often. Do not miss it!