$899,000 - 436 Sierra Morena Place Sw, Calgary

MLS® #A2203425

$899,000
4 Bedroom, 4.00 Bathroom, 2,005 sqft
Residential on 0.15 Acres

Signal Hill, Calgary, Alberta

Welcome to this beautifully finished two-story home, perfectly situated on a quiet cul-de-sac in Signal Hill. Backing onto a serene west-facing green space and park, this property features a fully developed walkout basement and offers exceptional living spaces throughout.

As you step inside, soaring vaulted ceilings create a grand entrance, leading into a spacious front family room with gleaming hardwood floors. The formal living/dining room is bathed in natural light from expansive windows, providing the perfect setting for gatherings. The well-appointed kitchen boasts stainless steel appliances, a central island, a walk-in pantry, and a gas stove. It overlooks the stunning backyard and opens onto a generous 13â€™ x 18â€™ upper deckâ€”ideal for entertaining. Adjacent to the kitchen, a cozy breakfast nook flows seamlessly into the inviting family room, with a stone fireplace.

Upstairs, the expansive primary suite features cathedral ceilings, a walk-in closet, and a nice ensuite with dual sinks, a soaker tub, and an updated stone shower. Two additional bedrooms and a four-piece bathroom complete the upper level.

The fully developed walkout basement is a highlight of the home, offering 9-foot ceilings, large windows, and abundant entertaining space. This level includes a recreation area, a

wet bar, a full bathroom, and a fourth bedroomâ€”ideal as a guest suite, home office, or games room.

Notable features include:
â€¢ Central air conditioning (2013)
â€¢ High-efficiency furnace (2013)
â€¢ Newer washer and dryer
â€¢ Basement flooring (2020)
â€¢ Insulated and drywalled garage with hot and cold water hookups
â€¢ Unique pine wine storage area under the stairs

Centrally located, this home is just a five-minute walk to transit, the public library, and the many shops, restaurants, and amenities of Westhills and Signal Hill Centre.

Donâ€™t miss this incredible opportunity to own a beautifully maintained walkout home in one of Calgaryâ€™s most sought-after communities!

Built in 1991

Essential Information

MLS® #	A2203425
Price	$899,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,005
Acres	0.15
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	436 Sierra Morena Place Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2X2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Breakfast Bar, Closet Organizers, Double Vanity, Jetted Tub, Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wood Windows, Track Lighting
Appliances	Bar Fridge, Central Air Conditioner, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Playground, Private Entrance, Storage
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Greenbelt, Landscaped, Lawn, No Neighbours Behind, Street Lighting, Views, Yard Lights
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 18th, 2025
Days on Market	41
Zoning	R-C1

Listing Details

Listing Office	eXp Realty

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