

# \$569,900 - 10 Sierra Morena Green Sw, Calgary

MLS® #A2217326

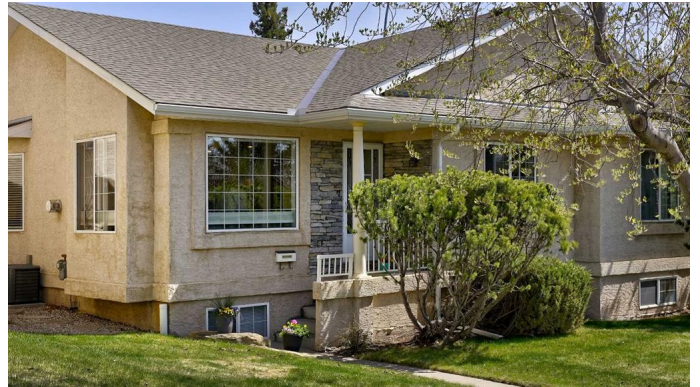
**\$569,900**

2 Bedroom, 3.00 Bathroom, 1,104 sqft

Residential on 0.10 Acres

Signal Hill, Calgary, Alberta

Welcome to this beautifully maintained and meticulously updated bungalow nestled in the sought-after community of Signal Hill. This rare semi-detached, fully developed home showcases true pride of ownership and offers low maintenance living with exceptional upgrades throughout. Step inside to a bright and inviting front family room featuring a charming fireplace, seamlessly flowing into the formal dining area, perfect for entertaining. The updated kitchen boasts a cozy breakfast nook and opens onto a large rear deck, ideal for summer BBQs with a gas line hookup and plenty of space for your garden pots or flowers. The main floor offers a spacious primary suite complete with a walk-in closet and a private 4-piece ensuite. A generous den that can easily convert to a second bedroom and adds flexibility to the layout. Enjoy the convenience of main floor laundry and direct access to the attached garage. Beautiful hardwood flooring (installed just two years ago), updated lighting, and thoughtful design touches elevate the living experience. The fully finished lower level features an expansive family and games room with a wet bar and electric fireplace, a massive guest bedroom with a large closet, and a 3-piece bath with a luxurious steam shower. Notable recent upgrades include: New furnace (2024) Roof (2021) All Poly-B plumbing removed (2020) Hot water tank (2019) Central A/C (2018). Additional highlights include irrigation in the front and back yards, a huge driveway with



parking for four, and a low-maintenance lifestyle with HOA fees covering lawn care and snow removal. The city even plows the back lane for easy year-round access. Designated area for Ernest Manning High School as well as numerous private and public schools in the area. No age or pet restrictions. Located just minutes from West Hills shopping and dining, with quick access to Glenmore Trail, Stoney Trail, and only 15 minutes to downtown Calgary—this is a prime location and an exceptional opportunity. This stunning home truly must be seen to be appreciated. Book your showing today!

Built in 1994

### Essential Information

MLS® #	A2217326
Price	\$569,900
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,104
Acres	0.10
Year Built	1994
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	10 Sierra Morena Green Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E3E4

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Freezer, Water Softener
Heating	High Efficiency, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 3rd, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	120
HOA Fees Freq.	MON

### Listing Details

Listing Office	Real Broker
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