

# \$969,000 - 100 Sierra Morena Manor Sw, Calgary

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MLS® #A2232654

**\$969,000**

4 Bedroom, 3.00 Bathroom, 1,474 sqft

Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

Welcome to the Morena West complex and this beautifully appointed east-west facing corner villa-style bungalow, offering nearly 2,550 sq. ft. of total developed living space. With 4 bedrooms, 3 full bathrooms, and a professionally finished basement, this home blends low-maintenance luxury with thoughtful design—perfect for downsizers seeking comfort without compromise. Step inside to a bright, airy layout with 9-foot ceilings, maple hardwood flooring, and elegant finishes throughout. The spacious living room is anchored by a stunning gas fireplace, and flows into the dining area and well-equipped kitchen, which features quartz countertops, stainless steel appliances, ample cabinetry, and a central island—the main floor seamlessly connects to the outdoor deck with gas BBQ hookup, great for summer time coffee or dining. The primary retreat is generously sized and offers a 5-piece ensuite with double vanity, soaker tub, tiled shower, and a walk-in closet. A second main floor bedroom sits adjacent to a full 4-piece bath, ideal for guests or a home office. Additionally, you'll find a large mudroom and laundry area with direct access to a spacious double attached garage, offering both convenience and storage. The basement level is professionally finished and features extra-tall ceilings, a large family room, a separate recreation area, two additional bedrooms, a 3-piece bathroom, and a flex space perfect for a gym, hobby room, or second office. There's



also an expansive mechanical/storage room. Additional highlights include central air conditioning, a quiet, well-managed villa community, and unbeatable proximity to Westhills shopping, Griffith Woods, the C-Train, and Stoney Trail. Enjoy the surrounding pathways and green spaces in this peaceful yet connected location. Book your private showing today!

Built in 2016

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2232654               |
| Price          | \$969,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,474                  |
| Acres          | 0.13                   |
| Year Built     | 2016                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 100 Sierra Morena Manor Sw |
| Subdivision | Signal Hill                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H1S9                     |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Trash, Visitor Parking |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer                                                         |
| Heating           | Forced Air, Natural Gas                                                                                                                |
| Cooling           | Central Air                                                                                                                            |
| Fireplace         | Yes                                                                                                                                    |
| # of Fireplaces   | 2                                                                                                                                      |
| Fireplaces        | Gas                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                         |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | BBQ gas line            |
| Lot Description   | Other                   |
| Roof              | Asphalt Shingle         |
| Construction      | Composite Siding, Stone |
| Foundation        | Poured Concrete         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 16              |
| Zoning         | DC              |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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