

\$885,000 - 1121 Sierra Morena Court Sw, Calgary

MLS® #A2262194

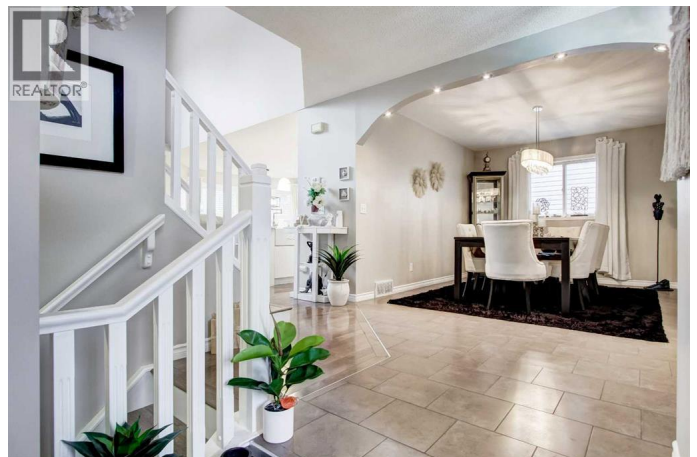
\$885,000

4 Bedroom, 4.00 Bathroom, 1,825 sqft

Single Family on 0.11 Acres

Signal Hill, Calgary, Alberta

Openhouse Sunday Nov 2, 12 to 2pm.
Welcome to this beautifully updated home offering over 2,500 sq ft of developed living space, featuring 4 BEDROOMS and 4 BATHROOMS and DOUBLE ATTACHED garage located in the highly sought-after community of SIGNAL HILL. Almost everything here is NEW! Enjoy peace of mind with numerous recent upgrades including NEWER HARDWOOD flooring, paint, kitchen, appliances, bathrooms, lighting, deck, air conditioner, and both front and back landscaping. The WALKOUT basement also features a newly added kitchen with an illegal suite that could easily be converted into a legal secondary suite with city approval. Nestled on a quiet cul-de-sac with a sun-filled west-facing backyard, this home welcomes you with a grand two-storey foyer and 17-foot HIGH CIELING that fill the open-concept main floor with natural light. The spacious kitchen is open to both the living room and breakfast nook, and provides direct access to a LAEGE DECK, perfect for outdoor entertaining. The main floor also includes a flex room ideal for a home office or formal dining area, a laundry room, and a guest bathroom. Upstairs, the primary suite comfortably fits a king-size bed and features a well-appointed ensuite and a walk-in closet. Two additional generously sized bedrooms and a 4-piece main bathroom complete the upper level. The fully developed walk-out basement boasts large windows that bring in plenty of natural light to the family



room and games area. It also includes a guest bedroom, 4-piece bathroom, and ample storage space. Currently, the basement is successfully registered on Airbnb as a Superhost property, generating over \$2,000 per month (without using the bedroom, which is reserved for owner storage). This exceptional home offers the perfect balance of comfort, functionality, and income potentialâ€”all within walking distance of shopping, restaurants, the public library, and an elementary school. Donâ€™t miss your chance to own this stunning home in one of Calgaryâ€™s most desirable neighborhoods. You will love this house. (id:6289)

Built in 1996

Essential Information

Listing #	A2262194
Price	\$885,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,825
Acres	0.11
Year Built	1996
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1121 Sierra Morena Court Sw
Subdivision	Signal Hill
City	Calgary
Province	Alberta
Postal Code	T3H3N1

Amenities

Amenities	Golf Course, Playground, Schools, Shopping
Features	Cul-de-sac, No Animal Home, No Smoking Home

Parking Spaces	2
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	First Place Realty
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