

# \$949,000 - 100 Sierra Morena Manor Sw, Calgary

MLS® #A2232654

**\$949,000**

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	\$949,000
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	33
Zoning	DC

## Listing Details

Listing Office	2% Realty
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