

6546 Sierra Morena Boulevard SW
Calgary, Alberta

MLS # A2223985



\$858,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,940 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Wet Bar		

Inclusions: N/A

Nestled in the heart of SW Calgary's sought-after Signal Hill, this beautifully maintained 2-storey home offers elegance, comfort, and exceptional outdoor spaces. From the moment you arrive, the lushly landscaped front and back yards set the tone for a peaceful and private retreat. Step inside to discover gleaming hardwood floors throughout the main level, perfectly complemented by the newer appliances in the spacious kitchen. The cathedral windows and soaring ceilings in the living room flood the space with natural light, creating an airy and inviting ambiance. Upstairs, you'll find three generously sized bedrooms, including a retreat-like primary suite, providing a private oasis for relaxation. Need extra space? The fully finished walkout basement features two additional bedrooms and a full bath, ideal for guests and family. Step onto the full-width, east-facing deck and embrace the peaceful serenity of sunrises. Whether savoring a quiet cup of coffee, enjoying a moment of reflection, or soaking in the crisp morning air, this outdoor space is designed for relaxation and renewal. Showcasing more than 2,800 sq. ft. of thoughtfully designed living space, this home provides room for growth. Don't miss the opportunity to own this exceptional property in one of Calgary's most desirable neighborhoods. Book your private viewing today.