

# \$839,900 - 520 Sierra Morena Place Sw, Calgary

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MLS® #A2210455

**\$839,900**

4 Bedroom, 4.00 Bathroom, 1,984 sqft

Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

Tucked into a quiet cul-de-sac in one of Calgary's most desirable communities, 520 Sierra Morena Place SW offers the perfect balance of timeless design, practical function, and warm character. Located in established Signal Hill, you're surrounded by mature trees, scenic walking paths, top-rated schools, Westhills shopping, and convenient C-Train access—making this a rare opportunity to enjoy the best of suburban living without compromising on city convenience.

Set on a spacious pie-shaped lot, the home's curb appeal is enhanced by stucco siding, aluminum-trimmed windows, and a west-facing front yard that captures the evening sun. Inside, you're greeted by vaulted ceilings and a striking open-to-below living area, where natural light pours in through oversized windows and two skylights, creating an impressive sense of airiness and connection between the main and upper floors.

At the heart of the home is a warm, functional kitchen featuring granite countertops, stainless steel appliances, a central island, and rich wood cabinetry. The adjoining breakfast nook is bathed in morning light and overlooks the treed backyard, while a formal dining area offers the perfect setting for family gatherings and holiday dinners.

The living room offers an inviting space to



unwind, complete with a stylish electric fireplace that adds ambiance and warmth. Engineered hardwood flooring and solid wood railings run throughout, lending the home a sense of quality and timeless appeal. A main-floor den or home office offers flexibility for work or quiet retreat, and the mudroom/laundry area connects directly to the double attached garage, also offering a side entrance with direct access to the backyard—a thoughtful touch for families, gardeners, or pet owners.

Upstairs, three well-proportioned bedrooms await, including a peaceful primary retreat with a walk-in closet, soaker tub, and separate shower. A second full bathroom completes the upper level with ease and function.

The fully finished basement offers a cozy extension of the living space, complete with a fourth bedroom, another full bathroom, and a large recreation room. A built-in bar, custom shelving, and a gas stove-style fireplace make this a perfect space for movie nights, entertaining, or games.

Step into your east-facing backyard oasis, where mature trees offer natural privacy and a sprawling deck sets the stage for summer barbecues or quiet mornings. A backyard fireplace adds ambiance to evenings enjoyed outdoors year-round.

This is a home where quality, space, and community come together. Contact your favourite Realtor today to book your private showing and experience the best of Signal Hill living.

Built in 1993

## **Essential Information**

MLS® #	A2210455
Price	\$839,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,984
Acres	0.12
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	520 Sierra Morena Place Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H2X1

### Amenities

Parking Spaces	5
Parking	Additional Parking, Double Garage Attached, Driveway, On Street, Front Drive
# of Garages	2

### Interior

Interior Features	Bar, Bookcases, Chandelier, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Family Room, Gas

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Barbecue, Fire Pit, Private Yard, Awning(s)
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Many Trees, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Asphalt, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Complete Realty
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