

# \$935,000 - 436 Sierra Morena Place Sw, Calgary

MLS® #A2203425

**\$935,000**

4 Bedroom, 4.00 Bathroom, 2,005 sqft  
Residential on 0.15 Acres

Signal Hill, Calgary, Alberta

Welcome to this beautifully finished two-story home, perfectly situated on a quiet cul-de-sac in Signal Hill. Backing onto a serene west-facing green space and park, this property features a fully developed walkout basement and offers exceptional living spaces throughout.

As you step inside, soaring vaulted ceilings create a grand entrance, leading into a spacious front family room with gleaming hardwood floors. The formal living/dining room is bathed in natural light from expansive windows, providing the perfect setting for gatherings. The well-appointed kitchen boasts stainless steel appliances, a central island, a walk-in pantry, and a gas stove. It overlooks the stunning backyard and opens onto a generous 13' x 18' upper deck—ideal for entertaining. Adjacent to the kitchen, a cozy breakfast nook flows seamlessly into the inviting family room, with a stone fireplace.

Upstairs, the expansive primary suite features cathedral ceilings, a walk-in closet, and a nice ensuite with dual sinks, a soaker tub, and an updated stone shower. Two additional bedrooms and a four-piece bathroom complete the upper level.

The fully developed walkout basement is a highlight of the home, offering 9-foot ceilings, large windows, and abundant entertaining space. This level includes a recreation area, a



wet bar, a full bathroom, and a fourth bedroom—ideal as a guest suite, home office, or games room.

Notable features include:

- Central air conditioning (2013)
- High-efficiency furnace (2013)
- Newer washer and dryer
- Basement flooring (2020)
- Insulated and drywalled garage with hot and cold water hookups
- Unique pine wine storage area under the stairs

Centrally located, this home is just a five-minute walk to transit, the public library, and the many shops, restaurants, and amenities of Westhills and Signal Hill Centre.

Don't miss this incredible opportunity to own a beautifully maintained walkout home in one of Calgary's most sought-after communities!

Built in 1991

### **Essential Information**

MLS® #	A2203425
Price	\$935,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,005
Acres	0.15
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	436 Sierra Morena Place Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2X2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Breakfast Bar, Closet Organizers, Double Vanity, Jetted Tub, Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Skylight(s), Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wood Windows
Appliances	Bar Fridge, Central Air Conditioner, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Lighting, Playground, Private Entrance, Storage
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard, Garden, Landscaped, Lawn, No Neighbours Behind, Street Lighting, Views, Yard Lights, Fruit Trees/Shrub(s), Greenbelt
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	20
Zoning	R-C1

## Listing Details

Listing Office            eXp Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.