

3678 Sierra Morena Road  
Calgary, Alberta

MLS # A2217976



**\$635,000**

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,219 sq.ft.	Age:	1991 (34 yrs old)
Beds:	2	Baths:	1 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Treed		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Wood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: None

Welcome to 3678 Sierra Morena Road SW, a beautifully maintained and thoughtfully updated home in the highly desirable community of Signal Hill. From the moment you arrive, you'll notice the warm front entrance, manicured landscaping, and inviting curb appeal that set the tone for the rest of the property. Inside, the home features fresh paint, beautiful flooring, and an updated kitchen complete with brand new stainless steel appliances and classic tile flooring – a bright and functional space perfect for everyday living and entertaining. Upstairs, the second floor offers a spacious and private layout, featuring a large primary bedroom with a convenient 2-piece ensuite, a well-appointed 4-piece main bathroom, and another generously sized bedroom, ideal for family or guests. The fully developed basement adds even more flexibility to the home, with a cozy den that can easily function as a home office, guest room, or media space, depending on your needs. Outside, the backyard is a true retreat. Mature trees surround a private deck and sitting area, creating a peaceful space to relax or host gatherings. The garden features established trees, perennials, and even raspberries, adding to the charm and tranquility of the outdoor space. A detached double garage offers secure parking and storage, while an additional parking area beside the garage provides space for extra vehicles or the potential for a future carport. This home has seen extensive updates in recent years, including new appliances, quartz countertops, updated kitchen cabinets with new hardware, modern lighting, a gold-tone kitchen faucet, and fresh paint throughout in 2025. The stairs, hallway, and bedrooms have new carpet as of March 2025, along with new trim and door hardware. Both the main and ensuite bathrooms have been refreshed with new toilets, flooring, and vanities. The lower trim, garage door, and

exterior accents were freshly painted in 2024, and the deck has been stained and maintained annually. A new garage door opener was installed in March 2025. Located in one of Calgary's most sought-after communities, this home is just minutes from schools, parks, scenic pathways, shopping at Westhills, and public transit. Signal Hill is known for its established amenities, family-friendly environment, and convenient access to downtown Calgary and the mountains. This is a perfect opportunity to move into a welcoming home in a community that truly has it all.