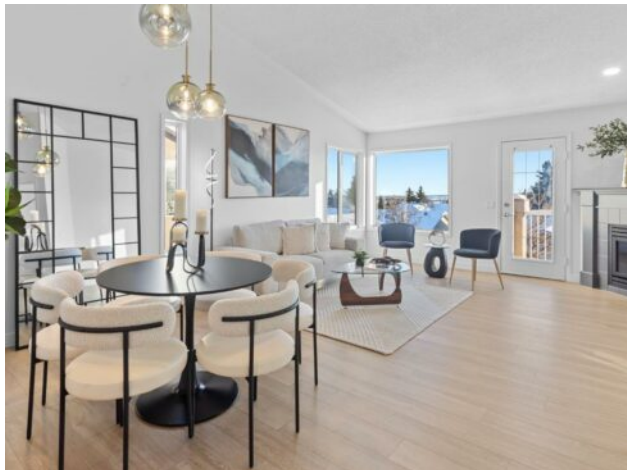


**309 Sierra Morena Green SW
Calgary, Alberta**

MLS # A2208428



\$615,000

Division:	Signal Hill		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,369 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscape, Rectang		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 604
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, All Window Coverings, Shower Panel for Primary Ensuite		

WATCH THE VIDEO TOUR! NO AGE RESTRICTIONS! As soon as you enter you'll notice that there is NOTHING like this in SW Calgary for under \$620K. You have brand new LVP flooring, space for a breakfast nook & these gorgeous vaulted ceilings accentuate your new custom designed kitchen w/ hidden cabinet drawers for a clean look that maximizes storage, 2-toned cabinets w/ white oak uppers, a classic yet beautiful backsplash, a window over your sink, quartz countertops, undermount lighting & new appliances - be sure to open your fridge! Straight ahead, is your sunlit family/dining room w/ space to host up to 8 people & decorative transom windows. You'll fall in love w/ the 12ft ceilings, the expansive views & a large living room w/ a corner gas fireplace. A door leads to your private S-facing balcony where you'll love watching the sunset w/ mountain views to the west. Back inside, you'll notice that the entire place has just been painted & you have a TV outlet in your living room. Around the corner, is your primary bedroom, staged w/ a Queen Bed but could comfortably fit a King w/ nightstands & extra furniture. Your renovated ensuite is a life upgrade. Between the XL vanity w/ quartz countertops, lighting & elegant touches like the brushed gold hardware, the waterfall faucet & new shower w/ a rainfall showerhead (shower glass sliding door just installed) & a handheld spray. Last but not least, you have a large walk-in closet. Leaving your primary bedroom & down the hall, you'll find an additional bed/bath. Your guest bathroom ft. a new tub, matte black shower fixtures & easy to clean tile w/ a niche, new toilets in both bathrooms, another great vanity & a medicine cabinet. Outside you'll find a hallway w/ a door leading to your 2nd bedroom, on opposite sides of the primary. This room is spacious, it could sleep 2 kids; perfect for

your teenager, act as a guest room or be used as a private office. Back in the hall, you'll find a coat closet, your laundry room just across w/ a new washer/dryer, upper cabinets & even a linen closet in this room. Straight ahead is your furnace room w/ storage space. Your HE Furnace & hot water tank were both installed in 2023, central vac. & 100amp panel. A door leads down (by stairs) to your 20' x 21.5' garage that's drywalled/insulated, giving you room to comfortably park 2 cars + 2 more on the driveway, overhead space for storage & even has space for a workshop. This townhouse comes w/ blinds in the beds, no carpet throughout, NO AGE limit, the windows were upgraded in 2022, roof replaced in 2021 & you have year-round maintenance meaning no shovelling or cutting grass. You're 15mins to downtown, 26mins to Brag Creek, 1 hr to Banff & Canmore, w/ an easy commute via the ring road. You're surrounded by prestigious schools, Golf Courses nearby, the Westside Rec. Centre w/in a 4min drive along w/ 69th St. Train Station, the Aspen, Westhills & Signal Hill Shopping centre along w/ Richmond Square. WATCH THE VIDEO!