

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

MLS # A2245992



\$515,000

Division:	Signal Hill		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,246 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 518
Basement:	Finished, Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

This townhome on a quiet street has over 1900 sqft of living space and a 2-car garage. On the main floor, you'll see south-facing windows bringing in lots of natural light as well as a floor-to-ceiling stone fireplace. The kitchen has plenty of counter space and white cabinets, a breakfast nook that faces the front of the home. A new microwave hood and electric range stove as well as all appliances were swapped to stainless steel. Also on the main floor, a primary bedroom with an ensuite and a second bedroom. For your laundry needs, the machine was recently replaced with an all-in-one washer-dryer set. In the basement is a large family room/den, a 3-piece bathroom, lots of storage space, and a second access to the double garage. Recent upgrades include fresh paint, vinyl flooring in the bedrooms and basement, a new garage door opener, a new electric range and dishwasher, and all 3 bathrooms are upgraded. Located only minutes from a fire station, schools, and West Hills Shopping Centre. Don't miss out on this great opportunity to call this place home.