



Welcome Home To

135 SIERRA MORENA TERRACE SW



Chris Zaharko
Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER



Phone: 403-874-0424
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Top 1% Nationally

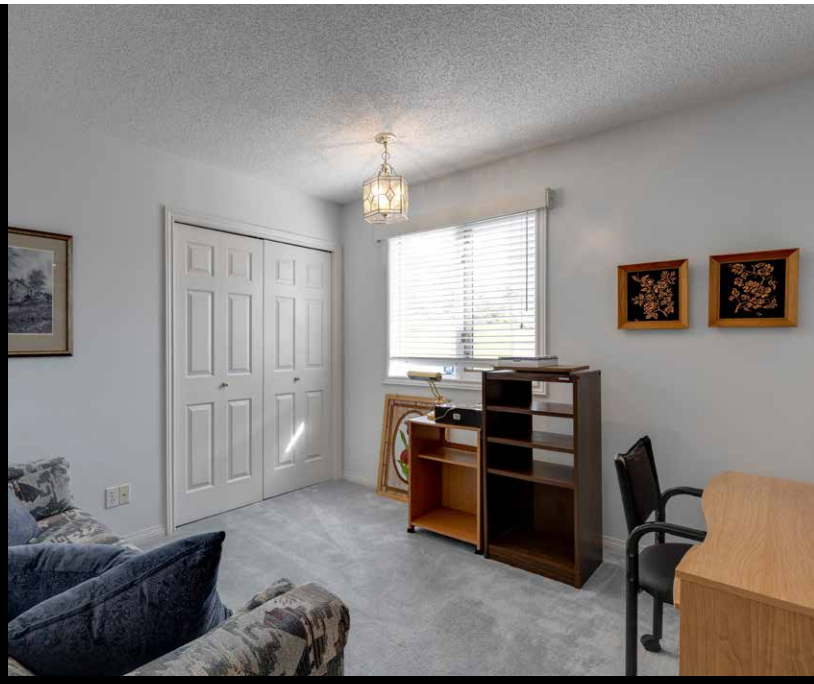
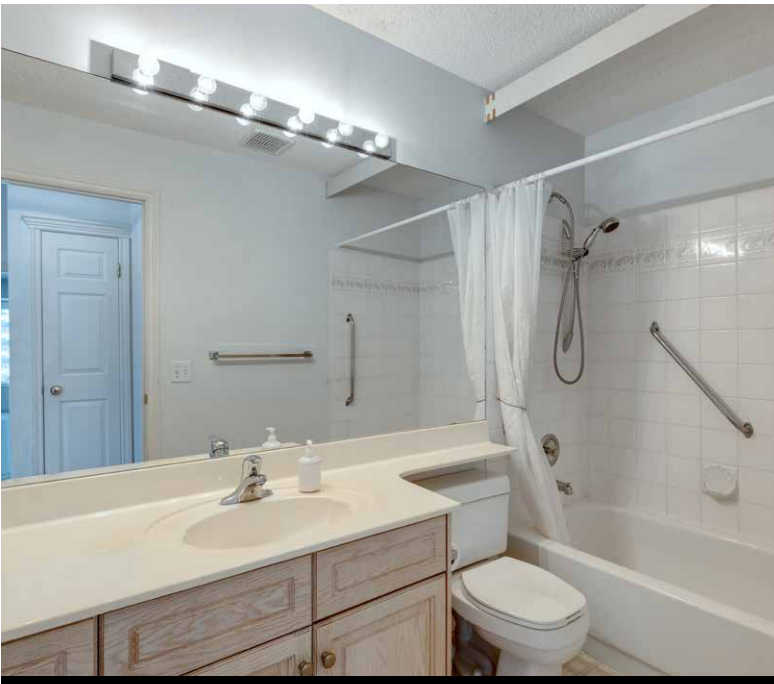


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Located at the end of a quiet cul-de-sac in Signal Hill, offering 4 bedrooms, 3 full bathrooms and 2,300 sq ft of finished living space, this reverse bungalow, semi-detached home is perfect for empty nesters and snowbirds! This home is bright and open with vaulted ceilings in the main living and dining room areas. Enjoy mountain views from the balcony off the kitchen, and the gas hook-up is perfect for all year grilling. This eat-in kitchen offers loads of counter space and storage. The primary bedroom, large enough for a king furniture suite includes a walk-in closet with built-ins, and a 5 pc ensuite has a double vanity, soaker tub and walk-in shower. Also found on the main level is a second bedroom and 4 pc bath. The basement has been fully finished including a large family room with gas fireplace, 2 bedrooms, 4 pc bath, dedicated laundry, and utility room with additional storage. The HVAC system has been updated with a hi-efficiency furnace (2022) and hot water tank (2021). There is a nice sized north east facing vinyl wrapped deck that wraps around to the back of the house, extending your sun soaked days. The oversized double attached garage is insulated and heated, perfect for the hobbyist. Situated close to all the amenities of Signal Hill & West Hills shopping centres. Steps to the library and Superstore. Minutes to the Westside Recreation Centre, Grey Eagle Casino & Elbow Springs Golf Course. The HOA fee of \$190 covers the yearly landscaping and snow removal.



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MLS:	A2005303
Year Built:	1991
Subdivision:	Signal Hill
Type:	Duplex
Class:	Semi Detached (Half Duplex)
Taxes:	\$3,735.00/2022
HOA:	\$190.00 a month
Size:	1,420.93 SqFt Finished Living Space

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