

# **\$725,000 - 7044 Sierra Morena Boulevard Sw, Calgary**

MLS® #A2220805

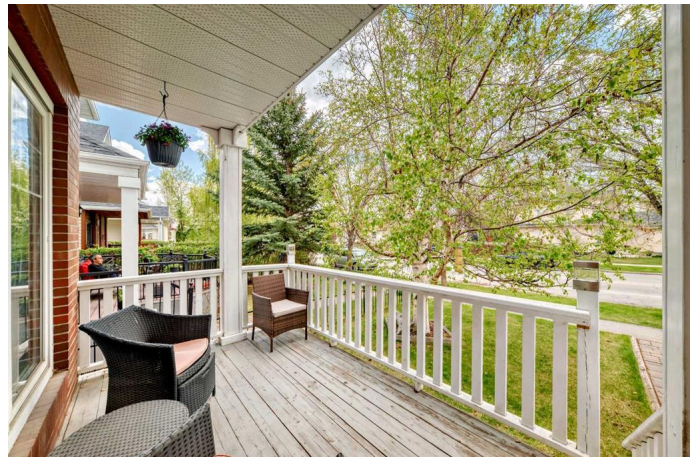
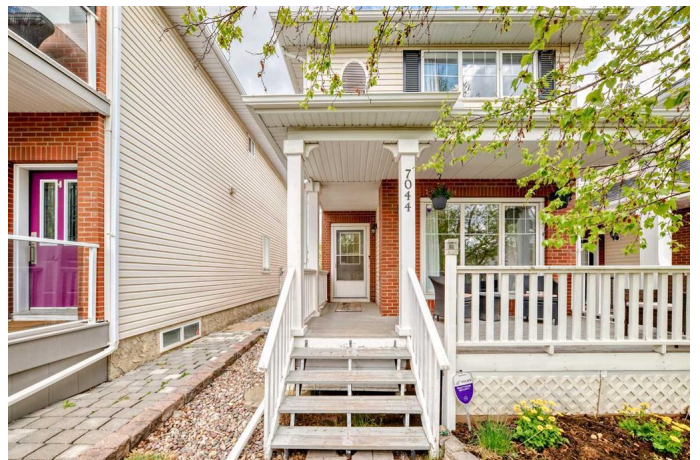
**\$725,000**

4 Bedroom, 4.00 Bathroom, 1,567 sqft

Residential on 0.07 Acres

Signal Hill, Calgary, Alberta

Welcome home to this perfectly located home in the heart of Signal Hill! Close to Westhills shopping centre and ready for a new owner! This 4 bedroom, 4 bathroom home has it all! As you enter you have a great room in the front of the house with a cozy fireplace to enjoy and as you make your way through to the back of the house you have an open floor plan with the kitchen, eating area and the living room all together that is perfect for entertaining. The kitchen has plenty of cabinet and counter space with a corner pantry, built in oven, cooktop, tiled backsplash and white cabinetry. The living room has tons of natural light and leads you out to the back deck and the yard as well. The main floor is finished off with a half bathroom as well. As you head upstairs you have a primary bedroom with a walk in closet and an ensuite bathroom, 2 additional bedrooms and another full bathroom for the kids and upper laundry with a linen closet. The basement is finished with a 4th bedroom, another bathroom with a beautifully tiled shower and a rec room to enjoy! Other quality features and upgrades include New furnace and A/C, Shingles were done in 2012, workbench in the garage is included, extended front and back decks, sound reducing insulation in the basement, shed on a concrete pad in the yard, HEATED downspout in the back of the house, Gas line for your BBQ on the back deck, hot water tank replaced in 2022 and so much more! You are also a short walk or drive to all of the convenience of Westhills



shopping centre, Stoney and Sarcee trails for a quick trip out to the mountains and easy access to downtown! Come and have a look!

Built in 1996

### Essential Information

MLS® #	A2220805
Price	\$725,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,567
Acres	0.07
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	7044 Sierra Morena Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3N2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Smoking Home, Open Floorplan, Storage
Appliances	Built-In Oven, Dryer, Electric Cooktop, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 20th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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