

# \$999,000 - 95 Sierra Morena Manor Sw, Calgary

MLS® #A2248142

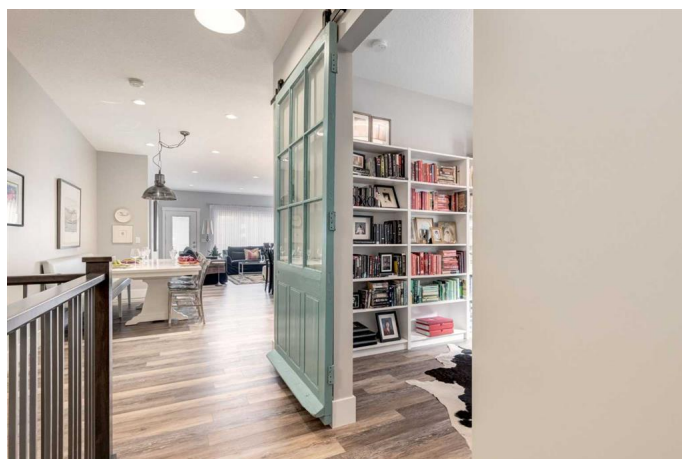
**\$999,000**

3 Bedroom, 3.00 Bathroom, 1,471 sqft

Residential on 0.09 Acres

Signal Hill, Calgary, Alberta

Discover the perfect blend of style, function, and low-maintenance living in this beautifully designed villa-style bungalow in the coveted Morena West community. This exceptional home offers an expansive layout bathed in natural light thanks to its sought-after west-facing yard, ensuring warm afternoon sunshine and glowing sunsets over your private outdoor space. The full-length driveway is a huge bonus providing not only additional parking for your own vehicles but also a welcoming space for visiting friends or family. Inside, every detail has been thoughtfully curated for both elegance and practicality. The heart of the home features soaring ceilings, wide-open living areas, a cozy gas fireplace, and a seamless flow into a chef-inspired kitchen complete with high end finishes, generous counter space, and premium appliances. The main-floor primary suite is a peaceful retreat, complemented by a luxurious spa-inspired ensuite and a walk-in closet designed for maximum organization. Not to be overlooked is the private office just off of the large entry foyer. Downstairs, the fully finished lower level offers 2 additional bedrooms, a spacious rec room with second fireplace, and a full bathroom, ideal for hosting guests or creating separate living zones. Outdoors, the west-facing yard becomes an extension of your living space, ideal for evening gatherings or simply unwinding in the sun. Note that upgrades include the larger custom laundry and flex room that provides a functional



amenity not found in many unitsâ€”offering extra cabinetry, workspace, or even the perfect craft or hobby area. Additionally en route to the oversized garage, a mudroom greets you with a custom bench, abundant storage, and space for organizing everything from seasonal gear to daily essentials. Positioned in one of Calgaryâ€™s most desirable west-side locations, Morena West offers quick access to Westhills Shopping Centre, Griffith Woods, and an extensive network of walking and biking paths. With its premium upgrades, larger functional spaces, and rare parking convenience, this home stands out as a true gem in the community. Book your private showing and experience why life in Morena West feels so effortlessly refined.

Built in 2017

**Essential Information**

MLS® #	A2248142
Price	\$999,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,471
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	95 Sierra Morena Manor Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3H 1S9

### Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 13th, 2025
Days on Market	1
Zoning	DC

### Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.