

138 Sierra Morena Green SW  
Calgary, Alberta

MLS # A2268938

**\$525,000**



<b>Division:</b>	Signal Hill	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	Attached-Side by Side, Bungalow	
<b>Size:</b>	1,319 sq.ft.	<b>Age:</b> 1993 (33 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Double Garage Attached	
<b>Lot Size:</b>	0.10 Acre	
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Landscaped, Rectangular Lot	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Animal Home, No Smoking Home, Storage		
<b>Inclusions:</b>	Sprinkler System, alarm does not work		

Discover this exceptional semi-detached, fully developed bungalow villa in the highly sought-after community of Signal Hill. Offering low-maintenance living and extensive upgrades throughout, this rare property combines comfort, convenience, and style. Step inside to a bright and welcoming front family room with large windows that flows seamlessly into a formal dining area—perfect for entertaining. The updated kitchen features stainless steel appliances, a cozy breakfast nook, and opens to a comfortable second family room with a two-sided fireplace, creating a warm and inviting atmosphere. A 2-piece powder room and main floor laundry add to the convenience. The spacious primary suite includes his-and-her closets and a private 4-piece ensuite, offering an ideal retreat. Direct access to the oversized attached garage (24'4" x 20'8") makes daily living effortless. The fully finished lower level provides an expansive family and games area with a beautiful second fireplace, a large guest bedroom with ample closet space, and a 4-piece bath. A generous flex room offers versatility as an additional bedroom, home office, or gym (no window). Recent upgrades include: Vinyl deck replaced (2018), Upgraded attic insulation (2019), New roof (2020), New hot water tank (2021), New microwave hood fan (2025), New Eaves and downspouts (Nov 2025). Enjoy the south-facing deck for warm summer evenings and the rear deck for gardening and BBQs. Additional highlights include front and back irrigation, a large driveway with parking for four, and low-maintenance living with HOA fees \$169.06 / month covering lawn care, snow removal, irrigation and sprinkler maintenance and replacement. This property is within the Ernest Manning High School catchment, walking distance to Battalion Park K-6 and close to several excellent public and private schools. Ideally located just minutes

from West Hills shopping and dining, just 5 min to Westside Rec Centre, easy access to Glenmore Trail, Stoney Trail, and only 15 minutes to downtown Calgary&mdash;this home offers unbeatable convenience. A rare opportunity on the Westside&mdash;experience maintenance-free living at exceptional value.