



\$ 699,900.00

## 307 SIERRA MORENA TERRACE SW CALGARY

<https://paulbrinton.com>

LOCATION! LOCATION! LOCATION! 900 METER WALK TO Battalion Park School, WALKING distance to superstore and library! Easy access to stoney trail, close to shopping center and 10 minutes drive to Costco ! This two storey home offers a master bedroom with 5 pieces ensuite come with walk-in closet, additional 2 bedrooms...

- 4 beds
- 3 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1162614

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-19 00:15:03

**Bathrooms:** 3

**Bedrooms Above Grade:** 4

**Date added:** 11/19/21

**Two Piece Bath:** 1

**Lot size:** 6448 sq ft

**Year built:** 1992

**Parking:** Double Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Fireplace Features:** Gas

**Exterior Features:** Garden

**District:** CAL Zone W

**Inclusions:** N/A

**Lot Features:** Pie Shaped Lot

**Heating Type:** Forced Air

**Total Parking:** 4

**Flooring:** Carpet,Ceramic Tile,Hardwood

**Community Features:** None

**Fencing:** Fenced

**Cooling:** Central Air

**Interior Features:** Kitchen Island,No Smoking Home

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Main Level

**Levels:** Two

**Zoning:** R-C1



**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 9

**Suite:** No

**Frontage Metres:** 8M 26`3"

**Living Area SF:** 2097.00

**Structure Type:** House

**Restrictions:** None Known

**List Price Square Foot:** \$ 333.76

**Photo Count:** 38

**Construction Materials:** Stucco,Wood  
Frame

**Foundation:** Poured Concrete

**Appliances:** Central Air  
Conditioner,Dishwasher,Dryer,Electric  
Range,Garage Control(s),Garburator,Range  
Hood,Refrigerator,Washer,Window Coverings

**Subdivision Name:** Signal Hill

**Lot Size Acres:** 0.15

