

**122, 7229 Sierra Morena Boulevard SW
Calgary, Alberta**

MLS # A2268126



\$414,800

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,064 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 636
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d124
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), French Door, Jetted Tub, Open Floorplan, Pantry, Soaking Tub, Storage		

Inclusions: Shelving units in pantry

Updated comfort meets active living in this beautifully maintained ground floor unit at The Sierras, a sought-after 55+ community renowned for its extensive amenities and welcoming atmosphere. The open floor plan showcases updated wide plank flooring throughout, creating a bright and cohesive flow. Oversized windows fill the spacious living area with natural light, while the adjoining dining space features contemporary lighting for a refreshed feel. A neutral white kitchen offers generous cabinet and counter space, updated hardware, a double sink and a convenient pantry with included shelving for extra storage. French doors open to a versatile den ideal for hobbies, an office or overnight guests. The primary bedroom is generously sized with 3 closets and a private ensuite featuring a jetted soaker tub for ultimate relaxation. A second full bathroom with a walk-in shower adds convenience for guests while in-suite laundry with extra storage enhances everyday function. Enjoy year-round comfort in the glass-enclosed patio overlooking the peaceful courtyard, a perfect retreat for morning coffee or afternoon reading. Life at The Sierras extends well beyond your door. Residents enjoy a vibrant social atmosphere and an impressive array of amenities including a car wash bay, woodworking shop, yoga studio, fully equipped fitness room, extensive library, games room with billiards, darts and shuffleboard and much more. The owner's lounge evokes a cozy chalet ambiance with its vaulted wood ceilings, central stone-encased fireplace, full kitchen and expansive deck, an ideal space to gather with friends and neighbours. Additional conveniences include secure underground parking, a large storage locker, guest suites and car wash facilities. All utilities electricity, heat, water, sewer, recycling and trash are included in the condo fees, offering true worry-free living. Ideally located just

a short walk from Westhills Towne Centre with its wide selection of shops, restaurants, groceries and entertainment, plus easy access to transit and Stoney Trail, this is the perfect blend of community, convenience and comfort!