

**138, 30 Sierra Morena Landing SW  
Calgary, Alberta****MLS # A2199279****\$499,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,230 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Owned, Parkade, Secured, See Remarks, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	Public
<b>Floors:</b>	See Remarks, Vinyl, Vinyl Plank	<b>Sewer:</b>	Other
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 603
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, See Remarks	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	Water Paid For
<b>Features:</b>	Built-in Features, Ceiling Fan(s)		

**Inclusions:** NONE

From the moment you enter this meticulously maintained, main floor, 1230 sq. ft home you can see the pride of ownership in this property. Upon entering you are greeted by a spacious kitchen with plenty of counter and cupboard space as well as a walk in pantry. Overseeing the kitchen is a sit up bar with room for 4 stools, perfect for eating or entertaining. A good sized den/office off the front entrance is the perfect spot for a home office or quiet reading area. The suite opens up into an open living/dining area with plenty of light streaming in from the southern exposure windows and a view onto the beautifully maintained grounds and your own private patio and private second entrance. The living room also has a corner gas fireplace to create a cozy atmosphere on those chilly winter days. The master bedroom is very roomy and includes a walk in closet and extra storage closet as well as a spa like ensuite with corner soaker tub, double sinks and walk in shower. The suite also includes a second bedroom, additional 3 piece bathroom, insuite laundry and plenty of storage space. The entire space is brought together with no maintenance vinyl plank flooring that gives the entire suite a beautifully cohesive look and feel. The suite also comes with a titled underground parking spot and storage space, the secure parking area also includes a car wash. There is also an abundance of visitor parking for the building. The building itself is beautifully maintained and managed and includes a lovely gathering room that includes, games, pool table, library and small kitchen area. This room is used for organized condo events and is also available for private gatherings. A well equipped workout room is also part of the condo amenities. The area is very convenient with respect to getting around town or out of town. Easy access to Stoney Trail and major roads leading both

into town our out of town for a mountain get away. There is plenty of shopping within walking distance and lovely paved walking paths all around the area. This is a beautiful property and area, call today for your showing.