



## 7229 Sierra Morena Boulevard Calgary Alberta

\$499,900

An amazing, rare opportunity in the Sierras is calling! Multi-level units like this are few & far between w/almost 1800 sq.ft of developed living space. This unique, spacious floorplan makes downsizing easy... the comfort of condo living but you are not forced to give up square footage. Spacious foyer welcomes you into the home & leads into the huge living room w/expansive windows providing lots of natural light. Functional kitchen has great counter space plus numerous cabinets offers plenty of storage. Dining area is adjacent to the kitchen w/easy access into the living room & main floor balcony (complete w/storage room). Primary bedroom is well sized & can easily accommodate your king bed & furniture. Ensuite is complete w/walk-in shower plus separate tub/shower bath....and the large walk-in closet is a huge bonus. 2-pc bathroom on the main floor is perfect for your guests. Laundry room is huge w/washing sink & numerous built-ins for extra storage. Head upstairs & take advantage of what the second level has to offer. Stairs a bit of a challenge? No worries here as the is an automatic chair lift included. Upper floor is finished w/a second large bedroom, 3-pc bathroom & a great den or rec space w/a private second balcony to enjoy the outdoors. This 50+ adult living building is very well maintained & managed w/ endless activities for owners. Join the crafting group, head to the gym, tinker in the workshop, spend the afternoon in the billiard room, play cards or host a gathering in the party room. Sierras provides a wonderful sense of community where residents become great friends. With the bonus of central A/C, underground parking, a huge storage room in the parkade, condo fees that include electricity, top floor living & great access to all the shopping in Westhills, this is a chance you don't want to miss! (id:6769)

Loft 19.50 Ft x 11.50 Ft

Bedroom 13.42 Ft x 12.75 Ft

3pc Bathroom .00 Ft x .00 Ft

Kitchen 11.17 Ft x 10.33 Ft

Dining room 11.17 Ft x 10.08 Ft

Living room 21.58 Ft x 12.75 Ft

Primary Bedroom 16.00 Ft x 11.08 Ft

5pc Bathroom .00 Ft x .00 Ft

2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE  
(MOUNTAIN VIEW)

<http://www.perrault homes.com/>

**RE/MAX**<sup>®</sup>

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net