



## 8535 Bonaventure Drive Calgary Alberta

\$595,000

55+ | TOP FLOOR PENTHOUSE | LARGEST UNIT IN BUILDING | SOUTH EXPOSURE | AIR CONDITIONING | 2 HEATED PARKING STALLS | ALL UTILITIES INCLUDED IN CONDO FEES | Here is the unit you have been waiting for!! This rare floor plan at Sierras of Heritage is only 1 of 3 in the entire building and the only one on the top floor! This spacious 2 bed 2 bath unit offers over 1600 sqft of living space including a large den area that could also be used as a 3rd bedroom if needed. You will have an easy time fitting large furniture in this unit as both bedrooms are spacious and the massive formal dining room has ample space for a large table to accommodate big family dinners & offers a built in cabinet for extra storage! Kitchen offers a ton of cabinet space, granite-like countertops along with painted white soft-close cabinets, high end stainless steel appliances and a spacious corner pantry. Main living area is open to a beautiful gas fireplace and large south facing bay windows that provide a ton of natural light into the unit. South facing balcony gives you the best of both worlds with a lockable crank operated sun screen made by Calgary Tent and Awning, providing shade or sunshine depending on your mood! Both bathrooms have been updated with Quartz counters and new vanities with the primary ensuite also providing a large open shower that is easy to get in and out of. To the right of the front door you will find the laundry room with high end LG washer and dryer, laundry sink, bar fridge, upright freezer and even more storage! The den can be found through this laundry area and is spacious enough to fit a bed and furniture and provides fire safety with one of the many sprinklers being located in the room. This is one of the best 55+ buildings in the city with a ton of amenities to enjoy including a POOL, HOT TUB, GYM, MEDIA ROOM, CRAFT ROOM, LIBRARY, WOODWORKING/CARPENTRY ROOM,...

Foyer 9.75 Ft x 6.50 Ft

3pc Bathroom 6.58 Ft x 8.92 Ft

Bedroom 12.00 Ft x 16.25 Ft

4pc Bathroom 9.92 Ft x 5.50 Ft

Den 15.00 Ft x 12.00 Ft

Dining room 10.08 Ft x 14.83 Ft

Kitchen 12.25 Ft x 19.42 Ft

Laundry room 8.00 Ft x 9.08 Ft

Living room 23.17 Ft x 10.25 Ft

Primary Bedroom 13.67 Ft x 13.42 Ft

Other 6.67 Ft x 9.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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