



# 8535 Bonaventure Drive Calgary Alberta

\$410,000

NW CORNER UNIT | AIR CONDITIONING | 2 HEATED PARKING STALLS + STORGE LOCKER | UPDATED FLOORING | ALL UTILITIES INCLUDED IN CONDO FEES | 1,178 SQ FT OF LIVING SPACE (2 BED/2 BATH) | 55+ BUILDING | All in "SIERRAS OF HERITAGE" - One of the most sought after 55+ adult buildings, offering an exceptional lifestyle with an array of amenities. Enjoy a vibrant community with access to a fully equipped gym, refreshing pool, relaxing hot tub, library, media room, craft room, and woodworking/carpentry room. Stay active with shuffleboard and pool tables, or take advantage of the rentable banquet room with a full kitchen. The building also features a convenient car wash with warm water and a total of eight guest suites available for rent. Regular social events and activities provide a fantastic way to meet neighbors and stay engaged year-round! Step into this beautifully maintained condo, where comfort meets functionality in a bright and open layout. The kitchen is a standout feature, offering a large island, abundant cabinet space, a pantry, and a breakfast bar, making it perfect for cooking and entertaining. Just off the kitchen, a cozy breakfast nook leads to a spacious NW-facing balcony, providing a great spot to relax and enjoy the fresh air. The living room is warm and inviting, centered around a gas fireplace, creating a perfect space for cozy evenings. Adjacent to the living room, the dining area is spacious enough for a large table and features custom built-ins, ideal for displaying and storing your favorite pieces. The primary bedroom is generously sized, easily accommodating a king-sized bed, and includes a walk-in closet plus a 4-piece ensuite with a single vanity and ample counter space. Across from the primary, the second bedroom offers versatility, complete with a built-in desk and storage unit, making it perfect for guests or a home office. Near the entrance, you...

Living room 14.83 Ft x 12.08 Ft

Kitchen 12.50 Ft x 10.08 Ft

Dining room 9.92 Ft x 8.92 Ft

Breakfast 7.92 Ft x 6.25 Ft

Primary Bedroom 12.58 Ft x 11.00 Ft

Other 6.67 Ft x 7.00 Ft

Bedroom 13.42 Ft x 11.75 Ft

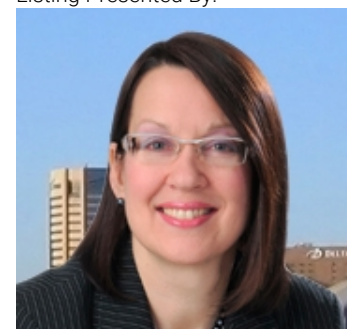
Laundry room 7.00 Ft x 6.08 Ft

3pc Bathroom 8.75 Ft x 8.58 Ft

4pc Bathroom 10.92 Ft x 6.17 Ft

Other 11.25 Ft x 9.08 Ft

Listing Presented By:



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