



# 6868 Sierra Morena Boulevard Calgary Alberta

\$429,900

Welcome to this spacious condo, offering over 1,000 square feet of comfortable living in a sought-after 40+ adult community. This inviting 2-bedroom, 2-bathroom unit is filled with natural light and thoughtfully designed for easy, enjoyable living. The open-concept layout seamlessly connects the dining and living areas, creating a bright, airy atmosphere perfect for both entertaining and relaxing. The living room features a cozy gas fireplace, adding warmth and character to the home. The functional U-shaped kitchen offers abundant cupboard and counter space, making meal prep and storage a breeze. The enclosed sunroom-style balcony is a standout feature, providing a south-facing retreat that can be enjoyed for three seasons of the year. This versatile space is ideal for morning coffee or unwinding with a good book while being shielded from the elements. The primary bedroom is generously sized and comes complete with a 4-piece ensuite bathroom and a walk-in closet, offering ample storage and privacy. The second bedroom is well-proportioned with plenty of closet space, and a second 3-piece bathroom serves both guests and residents alike. For added convenience, the unit includes a dedicated laundry room with extra storage, keeping everything organized and out of sight. One of the highlights of this condo is the assigned underground heated parking stall, which comes with a large storage locker. The building is pet-friendly, allowing both dogs and cats, with some restrictions. The condo complex itself offers a wealth of amenities, ensuring there's something for everyone. Residents have access to a pool, hot tub, exercise room, and even a workshop and craft room. For social gatherings, there are two large halls, a games room, and a library. There are also five guest suites available for rent, making it easy to accommodate visiting friends and family. Car wash bays and an o...

- 3pc Bathroom 6.33 Ft x 8.17 Ft
- 4pc Bathroom 8.25 Ft x 7.42 Ft
- Bedroom 9.92 Ft x 12.67 Ft
- Dining room 8.08 Ft x 10.33 Ft
- Kitchen 10.17 Ft x 10.25 Ft

- Laundry room 8.17 Ft x 5.25 Ft
- Living room 12.33 Ft x 18.33 Ft
- Primary Bedroom 11.50 Ft x 16.17 Ft
- Sunroom 12.33 Ft x 7.67 Ft

Listing Presented By:



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