



## 7229 Sierra Morena Boulevard Calgary Alberta

\$399,800

Updated comfort meets active living in this beautifully maintained ground floor unit at The Sierras, a sought-after 55+ community renowned for its extensive amenities and welcoming atmosphere. The open floor plan showcases updated wide plank flooring throughout, creating a bright and cohesive flow. Oversized windows fill the spacious living area with natural light, while the adjoining dining space features contemporary lighting for a refreshed feel. A neutral white kitchen offers generous cabinet and counter space, updated hardware, a double sink and a convenient pantry with included shelving for extra storage. French doors open to a versatile den ideal for hobbies, an office or overnight guests. The primary bedroom is generously sized with 3 closets and a private ensuite featuring a jetted soaker tub for ultimate relaxation. A second full bathroom with a walk-in shower adds convenience for guests while in-suite laundry with extra storage enhances everyday function. Enjoy year-round comfort in the glass-enclosed patio overlooking the peaceful courtyard, a perfect retreat for morning coffee or afternoon reading. Life at The Sierras extends well beyond your door. Residents enjoy a vibrant social atmosphere and an impressive array of amenities including a car wash bay, woodworking shop, yoga studio, fully equipped fitness room, extensive library, games room with billiards, darts and shuffleboard and much more. The owner's lounge evokes a cozy chalet ambiance with its vaulted wood ceilings, central stone-encased fireplace, full kitchen and expansive deck, an ideal space to gather with friends and neighbours. Additional conveniences include secure underground parking, a large storage locker, guest suites and car wash facilities. All utilities electricity, heat, water, sewer, recycling and trash are included in the condo fees, offering true worry-free living. Ideally loc...

Foyer 10.33 Ft x 4.67 Ft

Living room 16.25 Ft x 17.75 Ft

Dining room 5.92 Ft x 7.67 Ft

Kitchen 11.50 Ft x 15.25 Ft

Sunroom 7.50 Ft x 15.25 Ft

Primary Bedroom 14.50 Ft x 12.92 Ft

3pc Bathroom 7.25 Ft x 10.33 Ft

3pc Bathroom 6.67 Ft x 6.17 Ft

Bedroom 10.92 Ft x 11.25 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<https://idriessrealty.com/>

### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca