



7229 Sierra Morena Boulevard Calgary Alberta

\$399,900

Welcome to your new home at The Sierras in Signal Hill, in this highly sought after 55+ adult living community. This ground floor 2-bedroom unit offers not only comfort but also accessibility, with its own private enclosed sunroom providing secure direct access to the courtyard. Ideal for downsizers and aging residents alike, plus with guest suites in the building residents can welcome their family/friends without sacrificing their personal space. This spacious condo boasts an open concept layout, highlighted by a private den with french doors that can serve as an office, TV room, or guest bedroom. The open living area offers a spectacular view of the courtyard, seamlessly connecting to a dining room and kitchen which is equipped with ample cabinets, stained glass inserts, a wine rack, and a breakfast bar. A large walk-in laundry room ensures plenty of pantry storage space. The primary suite is a retreat in itself, featuring his/hers closets with organizers, en-suite with a jetted tub and linen closet. The second bathroom features an easily accessible step-in shower for those with reduced mobility and/or guests. Included with the unit is a titled parking stall (#122) with an assigned storage room (#122) convenient access from unit. With a low monthly condo fee, you can enjoy a hassle-free living experience. The Sierras provides an array of exceptional amenities for an active and social lifestyle, including party rooms, crafts and games rooms, a billiard pool table, an exercise room, a woodworking shop and car wash in the parkade. Situated beside Richmond Hill Baptist Church, shopping plaza with everyday essentials, 1 min drive or short walk to Signal Hill Shopping Centre with food + beverage destinations, Cineplex, Superstore, Shoppers, Rona, medical services, Library, everything you require! Well connected area with ample walking/biking trails leading to Weaselhea...

Kitchen 14.25 Ft x 10.50 Ft
 Dining room 9.00 Ft x 6.83 Ft
 Living room 16.25 Ft x 12.00 Ft
 Foyer 10.25 Ft x 4.67 Ft
 Laundry room 13.17 Ft x 5.25 Ft

Primary Bedroom 14.33 Ft x 12.83 Ft
 Bedroom 13.58 Ft x 11.00 Ft
 3pc Bathroom 6.67 Ft x 6.17 Ft
 3pc Bathroom 10.17 Ft x 7.17 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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