



## 7239 Sierra Morena Boulevard Calgary Alberta

**\$424,900**

Welcome to #404, 7239 Sierra Morena Boulevard SW - a bright and spacious 1 bedroom plus flex room, 2 bathroom condo located on the 4th floor (top floor) of the desirable Sierras of Richmond Hill, a welcoming 55+ adult community in the heart of Richmond Hill. Very bright and open with updated flooring throughout, this beautifully updated unit features a well-equipped gourmet kitchen with lots of cabinetry, open to a dining room - perfect for cooking, entertaining, and gathering with friends. The generous open-concept great room flows seamlessly into a private sunroom with stunning mountain views - ideal for enjoying your morning coffee or peaceful sunsets. The primary bedroom includes a built-in portable air conditioner for year-round comfort and an updated 4-piece ensuite that showcases double sinks and an oversized shower, followed by a large walk-through closet for excellent storage. An updated 2-piece powder room off the entrance adds convenience for guests. The flex room off the kitchen features built-in desk space and cabinetry, offering the versatility of a home office, sewing room, hobby room, or guest area. In-suite laundry adds everyday convenience. Pride of ownership is shown throughout - this home is truly move-in ready and waiting for you to enjoy. This pet-friendly building (with board approval) offers exceptional amenities, including a Car Wash, Elevator, Fitness Center, Guest Suite, Party Room, Picnic Area, Recreation Room, Workshop, Visitor Parking, and Secured Underground Parking. Includes one underground heated parking stall with a storage locker. Condo fees are all-inclusive, covering electricity, heat, water, sewer, recycling, and garbage, offering truly worry-free living in a professionally managed, beautifully maintained complex. Ideally situated within walking distance to Westhills Towne Centre, grocery stores, restaurants, transit options, and ...

Living room 16.83 Ft x 11.50 Ft

Kitchen 13.25 Ft x 10.92 Ft

Dining room 10.83 Ft x 8.92 Ft

Primary Bedroom 17.33 Ft x 11.17 Ft

Bedroom 10.83 Ft x 8.50 Ft

Foyer 9.17 Ft x 4.58 Ft

Study 3.33 Ft x 2.50 Ft

Laundry room 4.92 Ft x 2.50 Ft

2pc Bathroom 7.33 Ft x 4.92 Ft

4pc Bathroom 12.67 Ft x 7.75 Ft

Storage 4.83 Ft x 4.42 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Complete Realty

<http://www.calgaryluxuryhomesearch.com/>

### RE/MAX Realty Professionals

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