

245, 6868 Sierra Morena Boulevard SW
Calgary, Alberta

MLS # A2343318



\$418,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	894 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 615
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Recreation Facilities, Storage		

Inclusions: n/a

Welcome to this beautiful home at Sierra West, offering a stylish, completely redone interior with high-end finishings throughout. Large west-facing windows fill the home with an abundance of natural light, while the sunny west-facing balcony is the perfect spot to enjoy your morning coffee or unwind at the end of the day. The spacious living room provides plenty of room to relax and entertain, complete with a beautiful fireplace that creates a warm and inviting atmosphere. Durable and stylish vinyl plank flooring flows throughout the home, adding a modern touch while making everyday living and maintenance a breeze. The beautiful kitchen features stainless steel appliances, lots of cabinet space, and plenty of room to make cooking and entertaining a pleasure. You'll also appreciate the convenience of in-suite laundry with additional storage, along with the rare bonus of a 2-piece ensuite for this layout. The main bathroom has been completely redone, featuring a walk in shower and high end finishings, adding a beautiful modern touch. This 55+ community offers an impressive array of amenities, including an indoor pool and hot tub, fitness room, library, craft room, games room with pool tables and shuffleboard, party room, and rentable guest suites. A fully equipped woodworking shop and two car wash bays in the parkade further elevate the lifestyle offered here. Condo fees include all utilities, offering excellent value and convenience. Cable and telephone are available separately, giving you the flexibility to choose the services that best suit your needs. Pets are welcome with board approval, subject to weight restrictions. The location is unbeatable, with easy access to major routes, shopping, transit, grocery stores, restaurants, and plenty of green space in the surrounding area. Don't wait to book your showing. This beautiful completely redone unit is ready

to welcome you HOME!