



**110, 60 Sierra Morena Landing SW
Calgary, Alberta**

MLS # A2325013



\$495,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,326 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Tile

Roof: -

Basement: -

Exterior: Brick, Stucco, Wood Frame

Foundation: -

Features: Breakfast Bar, Closet Organizers, Double Vanity, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 628

LLD: -

Zoning: M-C2 d67

Utilities: -

Inclusions: N/A

Welcome to the Tudors where this well run complex offers an array of amenities to accompany this spacious unit featuring 1,326 SF of living space with 2 Bedrooms + a den, 2 bathrooms and titled underground parking. This bright and airy unit is sure to impress you with an open, functional layout. The kitchen comes complete with timeless white cabinets, waterfall quartz countertops with breakfast bar, corner pantry, stainless steel appliances and overlooks the spacious dining area and living room with cozy gas fireplace. You will love the garden door access to the private, covered patio overlooking a greenbelt with mature trees. The over-sized Primary bedroom provides a 5-piece Ensuite with corner soaker tub, walk in shower and dual sinks as well as a walk-in closet. A second bedroom, 3-piece Bathroom, home office/den and ensuite laundry complete this unit. Don't overlook the amenities to include a well equipped gym, expansive social room with pool table, library, workshop and car wash. Conveniently located near West Hills Shopping, Library, Walking Paths, and easy access out of town on the Stony Trail Ring Road. Incredible opportunity...don't miss out!