



GRASSROOTS
REALTY GROUP

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306, 7239 Sierra Morena Boulevard SW
Calgary, Alberta

MLS # A2332984



\$410,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,104 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Heated Garage, Parkade, Paved, Secured, Titled, Underground, W		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 651
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d124
Foundation:	-	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, See Remarks, Storage, Vinyl Windows		
Inclusions:	n/a		

Discover comfortable, low-maintenance living at #306 in The Sierras of Richmond Hill, a well-maintained 55+ Adult Living Community. Designed to encourage an active and social lifestyle, The Sierras offers an impressive range of amenities, including a Fitness Centre, Library, Wood Shop, Guest Suites, Games, Social and Hobby Rooms, and more. This bright, spacious home offers 2 bedrooms (or 1 bedroom & Den) and features a west-facing balcony, creating the perfect setting to relax and enjoy spectacular sunsets. Two deck access Doors are equipped with Phantom Screens, while air conditioning and ceiling fans provide excellent airflow and year-round comfort. The thoughtfully designed open-concept floor plan makes the most of the natural west-facing light and offers an inviting flow between the living and dining areas—ideal for both everyday living and entertaining. Plenty of large doorways and easy flow areas for ease of mobility. The spacious Kitchen is well appointed with beautiful Granite countertops, a convenient eating bar, abundant cabinetry, generous workspace, and an upright pantry. Tucked conveniently at the rear of the kitchen is a large laundry/storage and pantry room, offering additional storage and room for a small freezer. A versatile Flex Room provides endless possibilities and can easily serve as a 2nd Bedroom or Guest Room, Den, Hobby Room, Home Office, or whatever best suits your lifestyle with 3 piece Bathroom nearby. The generous Primary Suite offers exceptional comfort to fit a king size bed and storage with three closets, a private Ensuite featuring a jetted tub, and direct access to the covered Balcony through a separate entrance with a Phantom Screen. For added convenience, the property includes a titled, heated underground parking stall with a front storage unit, conveniently located near the elevator. Additional building

amenities include a Picnic Area, Car Wash, Bike Storage, and Recycling facilities—making it easy to simplify and downsize without sacrificing storage or convenience. Condo fees include heat, electricity, water, sewer, garbage, and recycling, providing simple and predictable monthly expenses. Ideally located with convenient access to Stoney Trail, Sarcee Trail, Glenmore Trail, and Richmond Road, this home is also just minutes from a variety of community amenities, restaurants, shopping, and everyday conveniences. A wonderful opportunity to enjoy an active, social, and comfortable lifestyle with the freedom and ease of low-maintenance living. Enjoy the Facilities at The Sierras of Richmond Hill.