



GRASSROOTS
REALTY GROUP

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107, 7239 Sierra Morena Boulevard SW
Calgary, Alberta

MLS # A2349309



\$449,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,324 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Heated Garage, Parkade, Titled, Underground, Workshop in Garage		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 754
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d124
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to the highly sought after complex, The Sierra's! Fabulous ground floor corner unit, beautifully laid out with tons of windows and NE light. Open floor plan offers plenty of decor space. Spacious kitchen with island and additional side counter for extra cupboard storage. Granite countertops and new/newer appliances make up this bright white clean kitchen. The dining and living area's open up with 2 patio doors to your huge glass enclosed deck overlooking a lovely wild forested reserve area. The master is large and can fit a king size bed, with a walk through closet to the three piece ensuite. The second bedroom has double doors and could be used as an office, or den. With five (5) ceiling fans and new A/C wall unit, you will stay nice and cool in the summer months. One (1) titled parking stall is conveniently located close to the elevator and has a large storage area in front of the space. Wonderful amenities in the complex include: a library, guest rooms for rental, craft and workshop rooms, car wash, party/games room, and exercise/gym. Closely located to West Hills and Signal Hills shopping centres with great access to Stoney, Sarcce and Glenmore Trails. Don't miss this amazing retirement lifestyle opportunity!