



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

129 Sierra Morena Landing SW
Calgary, Alberta

MLS # A2243820



\$529,900

Division:	Signal Hill		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,623 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 592
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Smoking Home		

Inclusions: N/A

Welcome to the quiet luxury of Richmond Hill, a serene, local-traffic-only community tucked away in Southwest Calgary. This peaceful neighborhood offers quick and convenient access to Stoney Trail, making it easy to get wherever in the city you need to go, and the commute downtown takes around 20 minutes. 129 Sierra Morena Landing is nestled within The Landings, a highly desirable, community-oriented complex with friendly neighbors and a welcoming atmosphere. This spacious townhome features over 1623 sq ft of thoughtfully designed living space, that is very clean and in move in condition. There are three generously sized bedrooms and four bathrooms. Natural light floods the home throughout the day, thanks to the abundance of large windows. Two of the primary bedrooms come complete with private ensuites, featuring soaker tubs, separate showers, and large walk-in closets—ideal for relaxation and comfort. Soaring 9-foot ceilings on both the main and upper floors enhance the open, airy ambiance, complemented by a soothing neutral color palette that invites calm and comfort. As an end-unit surrounded by mature trees, this home offers added privacy and scenic beauty. The primary suite showcases stunning Rocky Mountain views through its expansive windows. Recent upgrades include a new hot water tank, as well as a fridge and stove just two years old. The condo association has just had brand new shingles installed throughout the entire complex. Ideal for professional couples or young families, this property is conveniently located near both public, separate and charter schools—with school bus stops just two blocks away. Outdoor enthusiasts will love the nearby walking and biking trails, and the children will enjoy the soccer fields close by. Westside Rec is a five-minute drive, and the shops, restaurants, and amenities of

Westhills Town Centre are a short stroll away. Don't miss out on this exceptional opportunity—book your private showing today!