



GRASSROOTS
REALTY GROUP

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

**220, 6868 Sierra Morena Boulevard SW
Calgary, Alberta**

MLS # A2253336



\$459,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,351 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 917
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d55
Foundation:	-	Utilities:	-
Features:	French Door, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: murphy bed in second bedroom

Such a special place to call home! Offering a resort-like setting in one of Calgary's most sought-after communities. Welcome to Sierra's West, a 40+ adult residence with walking/biking trails right outside your door. Fabulous 2 bedroom, 2 bath + 2 underground PARKING STALLS with storage and air conditioning. Over 1351 SF of generous living space featuring large principal rooms, wall of windows + corner balcony/sunroom facing Southwest with some mountain views. Inviting foyer leads to a spacious kitchen with oak cabinetry, granite counter tops, stainless steel appliances and a pantry. A breakfast nook, with windows, opens to the spacious balcony/sunroom (with windows and screens) + gas BBQ hook up. Bright and large living room features a corner gas fireplace and leads to an equally large dining area/flex space with hardwood flooring underfoot. Serene primary bedroom features a 4-piece ensuite (with linen storage) and terrific walk-in closet. French doors to the second bedroom/den with Murphy bed and roomy closet. A 3-piece guest bath + dedicated laundry room with storage + space for a freezer. A well-run adult living community with access to incredible amenities including an indoor swimming pool, hot tub, fitness centre, library, billiards, party room, a workshop, car wash bay + guest suites for family and friends. Condo fees include electricity, heat + water/sewer. Minutes from West Hills Shopping Centre, this home offers unparalleled convenience with easy access to shopping, dining, transit, parks, Stoney Trail and Sarcee. Come and see!!