



**122, 7229 Sierra Morena Boulevard SW  
Calgary, Alberta**

**MLS # A2150786**



**\$399,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,056 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Secured, See Remarks, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 630
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d124
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, French Door, Jetted Tub, Open Floorplan, Pantry, See Remarks, Storage		

**Inclusions:** Portable A/C

Welcome to your new home at The Sierras in Signal Hill, in this highly sought after 55+ adult living community. This ground floor 2-bedroom unit offers not only comfort but also accessibility, with its own private enclosed sunroom providing secure direct access to the courtyard. Ideal for downsizers and aging residents alike, plus with guest suites in the building residents can welcome their family/friends without sacrificing their personal space. This spacious condo boasts an open concept layout, highlighted by a private den with french doors that can serve as an office, TV room, or guest bedroom. The open living area offers a spectacular view of the courtyard, seamlessly connecting to a dining room and kitchen which is equipped with ample cabinets, stained glass inserts, a wine rack, and a breakfast bar. A large walk-in laundry room ensures plenty of pantry storage space. The primary suite is a retreat in itself, featuring his/hers closets with organizers, en-suite with a jetted tub and linen closet. The second bathroom features an easily accessible step-in shower for those with reduced mobility and/or guests. Included with the unit is a titled parking stall (#122) with an assigned storage room (#122) convenient access from unit. With a low monthly condo fee, you can enjoy a hassle-free living experience. The Sierras provides an array of exceptional amenities for an active and social lifestyle, including party rooms, crafts and games rooms, a billiard pool table, an exercise room, a woodworking shop and car wash in the parkade. Situated beside Richmond Hill Baptist Church, shopping plaza with everyday essentials, 1 min drive or short walk to Signal Hill Shopping Centre with food + beverage destinations, Cineplex, Superstore, Shoppers, Rona, medical services, Library, everything you require! Well connected area with ample walking/biking trails leading to Weaselhead

Flats/Griffith Woods and community parks, great for visiting grandchildren. 10 min drive to Elbow Springs Golf Club, 14 mins to Glencoe Golf & Country Club, 30 mins to Bragg Creek (mountain biking, hiking, crosscountry skiing), and 1hr to Canmore! Experience the perfect blend of comfort, style and a vibrant community atmosphere in this meticulously cared-for home and complex. Schedule your viewing today and make this stunning condo your new home!