



**GRASSROOTS**  
REALTY GROUP

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

**132, 7229 Sierra Morena Boulevard SW  
Calgary, Alberta**

**MLS # A2159071**



**\$469,999**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,255 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Guest, Heated Garage, Off Street, Owned, Parkade, S		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 719
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d124
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage, Walk-In Closet(s)

**Inclusions:** Wall Mounted AC, Vacu Flo and Attachements - as is, Freezer - as is, Electric Fireplace, Radio in Kitchen

Welcome to The Sierra's of Richmond Hill, an exclusive 55-plus community where luxury and convenience blend seamlessly in this exquisite corner unit condo. Designed with the feel of a private bungalow, this stunning residence epitomizes the best of both worlds, offering the ease of condo living with amenities that rival a five-star resort. Step inside this bright and airy corner unit, where elegance meets functionality. The home is beautifully appointed with rich laminate flooring, crisp white cabinetry, and elegant trim throughout. The open-concept design flows effortlessly from the gourmet kitchen to the sophisticated dining area, into a spacious living room, and finally to a magnificent glass-enclosed wrap-around patio/sunroom, measuring an impressive 18'2" x 7'6". This sunroom is your serene retreat, perfect for relaxation or entertainment, offering picturesque views of the lush courtyard and park. The condo features modern updates that will delight the discerning homeowner, including new stainless steel appliances, designer window coverings, and a full-size washer. The expansive primary bedroom is a haven of tranquility, boasting a walk-in closet and a luxurious 4-piece ensuite bath. Guests will feel pampered in the generous second bedroom, which is accompanied by a stylish 3-piece bathroom featuring a glass-enclosed shower and a large linen closet. Convenience is at the heart of this home, with a full-sized laundry room equipped with ample storage cabinets and a utility closet. The living room invites you to unwind by the cozy electric fireplace on cooler evenings, while the air conditioning unit ensures comfort during warm summer days. Direct access to your parking stall, located just steps from your front door, enhances the ease of living here, complemented by a newly updated elevator or the option to take a few stairs. This condo also includes secure, titled

underground heated parking, with an attached concrete storage room measuring 10' x 8'6", providing generous space for your belongings. When friends or family visit, you can take advantage of the four guest suites within the community, offering them a comfortable stay. Living at The Sierra's of Richmond Hill means indulging in a wealth of world-class amenities. Residents have access to a library, games room, pool tables, exercise room, and a card room. The expansive President's Room on the fourth floor is a showstopper, featuring a fireplace, balcony overlooking the woods, a kitchen, and even a Ping Pong table. The community also boasts a picnic area, garden boxes, horseshoe pit, car wash, workshop, and the services of a full-time maintenance man for your convenience. Ideally located, this condo is close to scenic walking and bike paths, Westhills, Signal Hill Shopping Centre, and the soon-to-open Keg Steakhouse. With its unbeatable location and exceptional features, this residence offers a lifestyle of unparalleled luxury and comfort. Don't miss your chance to call this extraordinary condo home!