



GRASSROOTS
REALTY GROUP

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126, 6868 Sierra Morena Boulevard SW
Calgary, Alberta

MLS # A2187844



\$419,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,018 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 671
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: N/A

Step into a world of refined living at the prestigious Sierra's West 40+ complex, where luxury meets community. This freshly painted, over 1,000 SqFt apartment is a seamless blend of elegance and comfort. Laminate flooring and pristine new lighting set the tone as you explore the thoughtfully designed floor plan. The expansive living space centers around a bright, south-facing living room, complete with a cozy corner fireplace and direct access to your private four-season sunroom—perfect for morning coffee or evening relaxation. The kitchen is both stylish and functional, featuring wood cabinetry, a tiled backsplash, and brand-new appliances. The adjoining dining space and a convenient pantry ensure all your culinary needs are met. Retreat to the master suite, where space is no compromise. Accommodating a king-size bed with ease, it boasts en-suite with a spacious vanity, a walk-in shower, a bathtub, and a generously sized walk-in closet. A second bedroom, along with a family bathroom equipped with an additional walk-in shower and linen closet, provides versatility for guests or additional space. Practicality meets sophistication with in-suite laundry, complete with ample storage options. But the convenience doesn't stop there. The property includes a coveted heated underground parking stall, additional storage right in front of your space, and access to a car wash bay. Life at Sierra's West extends far beyond your private residence. Exclusive amenities include a heated pool with a hot tub, a modern gym, and a lively billiards/games room. Indulge in a vibrant community lifestyle with morning coffee chats, happy hours, dancing events, and an array of organized gatherings. Additional spaces like the event hall, arts and crafts room, and library provide endless options for socializing and leisure. The grand lobby, with its inviting

fireplace and relaxed seating area, warmly welcomes you and your guests. Sierra's West is more than just a home; it's a lifestyle defined by elegance, convenience, and community. Welcome to a space where every detail is crafted to elevate your day-to-day living.