

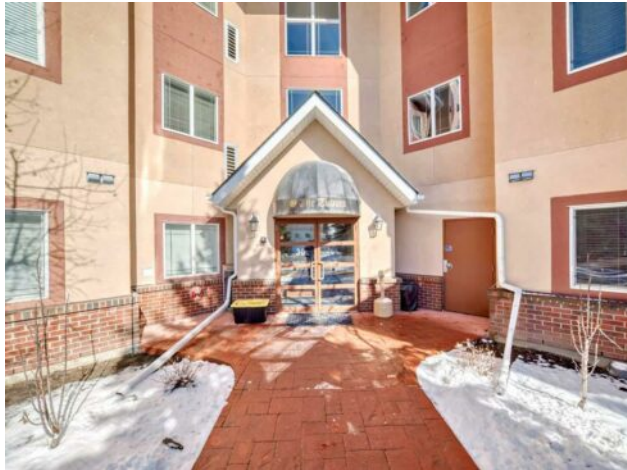


GRASSROOTS
REALTY GROUP

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**121, 30 Sierra Morena Landing SW
Calgary, Alberta**

MLS # A2200746



\$539,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,262 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 604
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: NA

Welcome to The Tudors in Signal Hill! This Charming 1260 sqft 2 BED, 2 BATH + DEN located on the main level with a private entrance, Titled UNDERGROUND parking and STORAGE space is a rare find! Newly painted home with vinyl plank flooring upgrades and tile upgrades in bathrooms. The entrance opens into a beautifully updated kitchen featuring massive GRANITE breakfast bar, loads of counter and prep space, and a walk-in PANTRY. The Den/Office is just off the Kitchen and makes it a great "at-home" workspace. The generous dining room is perfect for a large table and hutch making entertaining very enjoyable. Living room also has ample space for entertaining and is highlighted by an abundance of windows creating a welcoming ambiance, a lovely Corner Fireplace to cozy up to on those winter days and 9Ft ceilings add to the spaciousness of this home. The large and very PRIVATE, COVERED PATIO includes a NATURAL GAS LINE for the BBQ and overlooks a quiet field. The master bedroom includes a walk-in closet, spa-like 5-piece ensuite bathroom with corner soaker tub and walk-in shower. Enjoy an additional bedroom, walk-in closet, in-suite laundry, and 3-piece bathroom to complete the home. This home also includes central AC. This well managed complex includes a health & exercise room, gathering area with games and pool table, private function rooms, workshop, car wash, and plenty of visitor parking. The Tudors is a coveted complex situated in the sought-after community of Signal Hill. Steps to transit routes and asphalt walking paths. Easy access to the new STONEY TRAIL ring road and 8 minutes to COSTCO. Quick to the mountains or to downtown! Walking distance to the bustling Westhills shopping area. The perfect property to call your new home!

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