



GRASSROOTS
REALTY GROUP

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**238, 30 Sierra Morena Landing SW
Calgary, Alberta**

MLS # A2203922



\$495,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,272 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground, Workshop in Garage		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 603
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

Welcome to THE TUDORS situated in an exclusive cul-de-sac, park-like setting. This UPGRADED bright and spacious, smoke-free 2-bedroom + DEN, 2-bathroom apartment comes with A/C and a TITLED UNDERGROUND PARKING stall, a rare find. Leased stalls also available! Step inside to an updated kitchen featuring QUARTZ counters, a MASSIVE quartz breakfast bar, and a walk-in PANTRY. The open-concept living and dining area with gleaming HARDWOOD flooring and a cozy corner gas FIREPLACE boasts 9' CEILINGS throughout, offering plenty of space for entertaining. The large primary bedroom includes a walk-in closet and a luxurious ensuite with DUAL SINKS, a WALK-IN SHOWER, and a SOAKER TUB. In addition to a spacious second bedroom and 4-pc bathroom, there's also a DEN/TV ROOM that could easily function as an office. The private, covered patio includes a NATURAL GAS LINE for your BBQ and overlooks the serene, treed courtyard. In-suite laundry with new washer/dryer adds convenience. This beautifully maintained, move-in ready home is impeccably clean and tastefully appointed throughout. The well-managed complex offers fantastic amenities including a free private CAR WASH, a WORKSHOP with tools in the parkade, a modern PARTY ROOM, a fully-equipped FITNESS facility, and ample outdoor spaces perfect for dog walking. The OVERSIZED, HEATED TITLED underground parking spot is conveniently located between the two parkade elevators, along with a private, secured STORAGE unit. The Tudors is a desirable complex with an active and friendly social club, located in the sought-after Signal Hill community. Steps away from transit routes and walking paths, with easy access to the new STONEY TRAIL ring road and just 8 minutes to COSTCO. Enjoy a quick drive to the mountains or downtown, and take

advantage of being within walking distance of the amenities of Westhills Towne Centre.