



THE A-TEAM

RE/MAX FIRST

6868 SIERRA MORENA Boulevard #126, Calgary T3H 3R6

MLS@#: A2187844 Area: Signal Hill Listing Date: 01/16/25 List Price: \$419,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1997

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: 1,018
Low Sqft:
Ttl Sqft: 1,018

Stall, Underground

DOM

6

Layout

Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Low-Rise(1-4)

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Clay Tile
Heating: Baseboard
Sewer:
Ext Feat: Covered Courtyard, Other

Construction: Brick, Stucco, Wood Frame
Flooring: Carpet, Laminate, Tile
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer
Int Feat: Ceiling Fan(s), Closet Organizers, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Living Room, Laundry, Bedroom - Primary, 3pc Bathroom, Dining Room, Foyer, Balcony, Bedroom, 4pc Ensuite bath.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$671

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 9811060

Remarks

Pub Rmks: **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.**

Inclusions: N/A
Property Listed By: CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









