



#331 30 Sierra Morena Landing S.W.

www.jondickandassociates.com

RESIDENTIAL SALES, EXCHANGE AND LEASES

This information, although believed to be accurate, is not warranted to be so. Information concerning these premises is provided as a guideline only. Independent advice concerning particular details of importance to purchasers should be sought by them..

Complex: The Tudors	Owner/Tenant: Vacant	District: Richmond Hill
	Heat: FA-1	Price: \$499,900
	Exterior: Bick & Stucco	Downpymt: \$499,900
	Style: 2 Storey	
Age: 2004	Floor: Carpet, tile, hardwood	
Fireplace: 1/Gas	Size: 1,808 sq ft	
	Possession: 10 Days	
Living Room: 3.90 x 3.179 M		Condo Fees: \$502
Bedrooms:	Kitchen: 3.60 x 3.30 M	
#1: 4.50 x 3.00 M	Dining Room: 3.90 x 2.70 M	
#2: 4.50 x 3.0 M	Loft: 8.50 x 6.98 U	Zoning: M-C2
		Bedrooms: 2
		Taxes: \$2,442 (11)
Bathrooms: 1-3 piece, 1-5 piece ensuite		
Parking: 2 underground heated titled stalls		
Included in price: Gas stove, fridge, dishwasher, microwave, built-in oven, washer and dryer, all window coverings and garage door opener with two controls		
Condo fees include: Heat, water and sewer, management, Insurance, reserve fund, exterior maintenance, landscaping and snow removal		
Remarks: Rare opportunity for this very upscale two storey penthouse type apartment in South West Calgary's premier complex "The Tudors". Beautifully finished this stunning home offers satin finished hardwood floors, upgraded 42" maple dark cherry stained cabinets, polished granite countertops, steel appliances with a gas cook top, Big bedrooms, lavish master ensuite with deep soaker tub and separate shower. Two storey ceilings with two storey windows, private end unit, massive upper loft perfect for home office or as a second living space. Enjoy great park views, a big balcony, air conditioning, two titled parking stalls with storage and more. Loaded with amenities this world class complex features a high-end fitness facility with his/hers saunas, games room, residents lounge, carwash and more.		

JON DICK, ASSOCIATE BROKER
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