

# \$1,098,000 - 323 Sierra Madre Court Sw, Calgary

MLS® #A2203972

**\$1,098,000**

5 Bedroom, 4.00 Bathroom, 2,549 sqft  
Residential on 0.18 Acres

Signal Hill, Calgary, Alberta

Tucked away in a quiet cul-de-sac, this beautiful two-storey home is a rare gem. Boasting a full glass solarium with a gas fireplace, it offers breathtaking views of the professionally landscaped, private yard, complete with mature trees, an irrigation system, and a serene, park-like setting—your own urban retreat. Inside, the bright white kitchen features granite countertops, a spacious island with a gas cooktop, a built-in oven and microwave, and a walk-in pantry. The 3-sided gas fireplace creates a warm ambiance, seamlessly connecting the spacious dining room to the kitchen. A main-floor office with double French doors provides a private workspace, while the convenient main-floor laundry offers ample cabinetry and shelving. On the 2nd floor you'll find the primary suite, where double doors lead to a luxurious retreat. Unwind by the cozy corner gas fireplace or in the 5-piece ensuite, complete with in-floor heating, a jetted tub, a glass shower, granite countertops, and a beautifully renovated walk-in closet. Two additional well-sized bedrooms and a stylish 4-piece bath complete the upper level. The fully finished basement expands your living space with two large bedrooms, a 3-piece bath, and more storage! Recent updates include a new furnace (2020), hot water tank (2022), and washer & dryer (2021). Outside, the park-like yard is an absolute showstopper. With lush trees, vibrant perennials, and a composite deck, it offers exceptional



privacyâ€”especially in the summer months. Ideally located just 12 minutes from downtown, this exceptional home is within walking distance to Westhills Shopping Centre, top-rated public and private schools, dining, and all essential amenities. A perfect blend of luxury, comfort, and tranquilityâ€”this is the ultimate family home! Donâ€™t miss outâ€”schedule your private viewing today!

Built in 1997

### **Essential Information**

MLS® #	A2203972
Price	\$1,098,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,549
Acres	0.18
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	323 Sierra Madre Court Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3G7

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Walk-In Closet(s), Jetted Tub
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas, Bedroom, Sun Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting
Lot Description	Cul-De-Sac, Landscaped, Pie Shaped Lot, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	10
Zoning	R-CG

## Listing Details

Listing Office Century 21 Bamber Realty LTD.

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