

# \$998,000 - 323 Sierra Madre Court Sw, Calgary

MLS® #A2248213

**\$998,000**

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. 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 privacy, 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 tranquility, this is the ultimate family home! Donâ€™t miss out, schedule your private viewing today!

Built in 1997

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2248213    |
| Price          | \$998,000   |
| 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, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings                                                                           |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                       |
| # of Fireplaces   | 3                                                                                                                                                                                         |
| Fireplaces        | Family Room, Gas, Sun Room, Bedroom                                                                                                                                                       |
| 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    | August 15th, 2025 |
| Days on Market | 11                |
| Zoning         | R-CG              |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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