



**148 Sierra Madre Crescent SW
Calgary, Alberta**

MLS # A2314200



\$849,900

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,169 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Vaulted Ceiling(s)		

Inclusions: Some furnitures negotiable

Welcome to this exceptional home in the prestigious and highly sought-after community of Signal Hill, offered for sale for the first time in 31 years. A grand entrance featuring soaring open-to-below ceilings and an elegant staircase creates a warm and impressive first impression. This well-built and well-insulated traditional family home offers over three levels of functional living space, including four spacious bedrooms on the upper floor. The main level features a classic layout with a family room, living room, formal dining room, and a bright breakfast nook. The kitchen and breakfast nook open onto a deck overlooking a beautiful green space, walking path, and bike trail, providing a peaceful setting to enjoy the outdoors. The yard is equipped with an irrigation system that has never been used. The fully developed basement boasts 9-foot ceilings, in-floor heating, a full bathroom, a recreation room, flex space, and an office/den that could easily be converted into an additional bedroom. Additional highlights include No Poly-B plumbing and newer shingles installed in 2016. The price reflects an opportunity for the next owner to add their personal touches and updates while enjoying the solid construction and outstanding location of this home. Don't miss this rare opportunity to own in one of Calgary's most desirable communities. **MUST SEE!!!**