



**513 Sierra Madre Court SW**  
**Calgary, Alberta**

**MLS # A2326834**



**\$925,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,148 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Many Trees, Pie Shaped Lot, See Rem		

<b>Heating:</b>	Central, High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Kitchen Island, Natural Woodwork, Separate Entrance, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Window Shutters and curtains, tv mount in basement,

Welcome to this wonderful Signal Hill home located in a quiet cul-de-sac, well maintained and thoughtfully updated 5-bedroom, 3.5-bathroom walkout family home with a main floor den, offering an exceptional blend of comfort, style, and functionality. From the moment you enter, you'll appreciate the bright open floor plan, soaring ceilings, rich hardwood flooring, and an abundance of natural light. The spacious main floor features a welcoming living room, an inviting family room with custom built-in shelving and a stunning stone fireplace, a private den ideal for a home office, and a functional kitchen with quality oak cabinetry, a central island, generous counter space, and the kitchen appliances (fridge, stove, dishwasher, microwave) have been replaced just two years ago. The adjoining dining area overlooks the beautifully landscaped backyard with mature trees, an upper deck, and a covered patio, creating the perfect setting for indoor and outdoor entertaining. Upstairs you'll find generously sized bedrooms, including a spacious primary retreat with a walk-in closet and a full ensuite featuring a soaker tub and separate shower. The recently finished walkout basement adds exceptional living space with high end finishings, with two additional bedrooms (both bedrooms have new windows), a stunning modern bathroom, elegant coffered ceiling and beautiful modern lighting fixtures, a spacious Family room with fireplace and built-ins and games area, a convenient wet bar, and a separate storage/utility room with washer and dryer hookups, offering added flexibility and future potential. Major updates include all kitchen appliances (2024), Napoleon Ultimate high-efficiency furnace (2022), central air conditioning (2022), and hot water tank (2022). Ideally located close to schools, parks, shopping, and everyday amenities, this move-in-ready home

offers the perfect combination of space, quality, and modern upgrades.