



GRASSROOTS
REALTY GROUP

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148 Sierra Madre Crescent SW
Calgary, Alberta

MLS # A2348328



\$789,000

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, Rectangular Lot, Un		

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, Jetted Tub, Laminate Counters, Suspended Ceiling, Vaulted Ceiling(s)		

Inclusions: Irrigation Equipment as-is

Public open House: 1:00 -4:00 Pm. October 4 Sunday. An exceptional residence awaits within Signal Hill's coveted SW Calgary landscape, beautifully positioned to back onto park and green space. This remarkable two-storey home, distinguished by its architectural style, offers an expansive living experience spanning over 2169 square feet above grade and 1028 square feet below, creating a truly versatile home for discerning individuals. Stepping inside reveals a welcoming atmosphere enhanced by high ceilings and vaulted ceilings, open to below that lend an airy grace to the interior spaces. Hardwood floors flow seamlessly throughout the main level, complemented by carpeted areas for added comfort and warmth. An inviting family room is anchored by a gas fireplace, while laminate counters grace the kitchen, creating an elegant space for culinary pursuits. Four generously sized bedrooms provide ample accommodation, including a luxurious primary suite complete with a jetted tub and four-piece ensuite bath, offering a tranquil retreat. Conveniently located, the main level laundry room and 2 pc. Bath simplifies daily routines, while the finished basement provides additional living space with carpets and heated flooring. With a double attached garage accommodating four vehicles and complemented by a beautifully landscaped backyard featuring a deck and irrigation equipment, this property embodies refined living within a vibrant community boasting playgrounds, schools, shopping, and convenient walking/bike paths.