



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

614 Sierra Madre Court SW
Calgary, Alberta

MLS # A2350736



\$799,900

Division:	Signal Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,575 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, Many Tre		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Shed

A sprawling pie-shaped lot, quiet cul-de-sac location and beautifully maintained interior make this 5-bedroom walkout bungalow an inviting place to call home. Mature trees and established landscaping surround the property, while the thoughtfully designed floor plan balances comfortable everyday living with plenty of space for family and guests. Hardwood flooring flows through the open-concept main living areas, where vaulted ceilings and oversized windows bring an airy feel atmosphere. A gas fireplace in the living room adds warmth and character, making this a natural gathering place for quiet evenings or time spent together. Well-planned for both daily routines and entertaining, the kitchen combines extensive cabinetry, some stainless steel appliances, a centre island and a pantry for additional storage. Adjacently, the breakfast nook is encased in bayed windows overlooking the backyard, bringing lovely garden views to the table. Direct access to the southeast-facing deck makes outdoor dining and summer barbeques a natural extension of the home. For more formal occasions, the separate dining room at the front of the house accommodates memorable dinners and family celebrations. Retreat to the spacious primary bedroom, complete with a walk-in closet and private 5-piece ensuite with a soaker tub and separate shower. A second main floor bedroom works equally well for guests or a home office, while a 4-piece bathroom and convenient main floor laundry add to the practicality of this level. Downstairs, the fully finished walkout basement expands the living space with a generous recreation room anchored by a second gas fireplace. Movie nights, games and casual gatherings feel right at home here, especially with a dedicated kitchenette nearby for easy snack and refreshment refills. Three additional bedrooms and another 4-piece bathroom allow for flexible

arrangements, whether accommodating guests, older children or hobbies. Walk directly outside to the covered lower patio, a sheltered spot to unwind while overlooking the beautifully landscaped yard. Thanks to the expansive pie-shaped lot, the backyard has room for gardening, outdoor activities and peaceful afternoons among the mature trees. Established perennials, apple trees and a dedicated garden plot will especially appeal to those with a green thumb. An oversized double attached garage completes this meticulously maintained home, ideally located in the established community of Signal Hill, close to Westhills and Signal Hill shopping, restaurants, parks, walking paths and a variety of everyday amenities.