

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

**MLS # A2299948**



## \$999,000

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,988 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Tre		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer

**Features:** Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Freezer in garage

Prime Location in Signal Hill &ndash; Backing onto Green Space! Tucked away at the end of a quiet cul-de-sac, this well-maintained and upgraded 2-storey home offers over 2,900 sq. ft. of developed living space, exceptional privacy, and direct backing onto green space. Ideally located close to Westhills Towne Centre, schools, the recreation centre, downtown, and with easy access to major routes, this home combines convenience with a peaceful setting. The functional main floor, spanning over 1,100 sq. ft., features a fully upgraded kitchen with quartz countertops and stainless steel appliances, along with a formal dining room, den, breakfast nook, and a bright living room with vaulted ceilings and a cozy gas fireplace. An external solar screen blind enhances comfort and efficiency by covering the large windows. A laundry room and powder room complete this level. Step outside to a newly built deck overlooking a large, well-maintained pie-shaped lot&mdash;perfect for outdoor activities and entertaining. The charming front porch offers the ideal spot to relax and enjoy evening sunsets. Upstairs, the spacious primary suite includes a large ensuite with a corner soaker jetted tub, separate shower, and double vanity. Two additional generously sized bedrooms and a full bathroom complete the upper level. The fully finished basement provides even more living space with a massive recreation area featuring built-in desk and shelving, a fourth bedroom with an egress window, and a full bathroom. Recent updates such as fresh paint throughout, triple-pane windows, quartz countertops, and stainless steel appliances further showcase the pride of ownership in this exceptional home. Please click the Virtual Tours for more details!