

# \$999,999 - 347 Sierra Madre Court Sw, Calgary

MLS® #A2200319

**\$999,999**

5 Bedroom, 3.00 Bathroom, 1,584 sqft  
Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

OPEN HOUSE Saturday March 15th 12-3PM

Tucked away on a quiet cul-de-sac, this exquisite 5 bedroom, 3 bathroom walkout bungalow is a sanctuary of privacy and tranquility, backing onto a peaceful green space with lovely walking paths. With over 3,000 sq. ft. of finely crafted living space, this home showcases timeless elegance, thoughtful design, and quality craftsmanship throughout. Upon entry, a beautifully appointed den/flex room greets you with built in cabinetry and a large picture window, offering a home office or retreat. The heart of the home is the gourmet kitchen, featuring granite countertops, updated stainless steel appliances, a corner pantry, and abundant storage and prep space. The adjoining dining area effortlessly accommodates larger gatherings and opens to the newly updated upper deck, designed with a wood composite and sleek glass and metal railing for durability and style.

The sunlit living room, framed by expansive windows, offers an intimate yet open ambiance, complete with a cozy fireplace - a perfect setting for relaxation. The primary suite is a private haven, with direct access to the upper deck, a spa-inspired 5-piece ensuite featuring heated floors, soaker tub, shower with 10 mm glass, double vanity, and a walk-in closet with solid wood shelving. A generously sized second bedroom, 4-piece bathroom and a well appointed laundry/mudroom with a sink, updated washer & dryer, and storage



complete the main level, leading from the insulated double garage.

The walkout lower level is a seamless extension of refined comfort, offering a bright and inviting family room with a second fireplace, and a versatile area for music, reading, or games. Large windows fill the space with natural light and opens up to the covered patio, perfect for entertaining or quiet evenings by the fire. A workshop/utility room with a workbench and second fridge adds practicality. The lower level is completed by 3 additional bedrooms and a 4-piece guest bathroom with heated floors, ensuring a harmonious living experience for family and guests. Outside, the south-facing backyard is a beautifully curated retreat, featuring a spiral staircase to the upper deck, a custom built shed, underground irrigation, and flourishing perennial garden. A private gate provides direct access to the walking path and lush green space. Exuding craftsmanship and attention to detail, this home boasts crown moldings, custom built-ins, site finished oak walnut-stained hardwood floors, solid wood closet shelving, a newer high efficiency furnace (recently serviced), asphalt roof (approx 10 years old), new triple pane exterior doors, a newer central A/C with a heat pump, and an insulated double garage. Perfectly situated just 12 minutes from downtown, within walking distance to Westhills shopping and dining, and close to top tier public and private schools, this exceptional residence offers a rare opportunity to own a home where luxury meets tranquility. A true masterpiece of design and location!

Built in 1996

## **Essential Information**

MLS® #

A2200319

|                |             |
|----------------|-------------|
| Price          | \$999,999   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,584       |
| Acres          | 0.12        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 347 Sierra Madre Court Sw |
| Subdivision | Signal Hill               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 3G7                   |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 4                                 |

### Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings                                     |
| Heating           | High Efficiency, Fireplace(s), Forced Air                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                    |
| # of Fireplaces   | 2                                                                                                                                                                                      |
| Fireplaces        | Basement, Family Room, Gas                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                    |
| Basement          | Full, Walk-Out                                                                                                                                                                         |

**Exterior**

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                                                           |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, Landscaped, Many Trees, Private, Secluded, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                                |
| Construction      | Stucco, Wood Frame                                                                                                             |
| Foundation        | Poured Concrete                                                                                                                |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 2                |
| Zoning         | R-CG             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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