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513 Sierra Madre Court SW
Calgary, Alberta

MLS # A2326834



$829,000

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

Heating:	Central, High Efficiency	**Water:**	-
Floors:	Carpet, Hardwood, Laminate	**Sewer:**	-
Roof:	Wood	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	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, with 5-bedrooms, 3.5-bathrooms, stunning renovated walkout basement 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 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. Also, main floor laundry room and a half bath. 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. Two additional spacious bedrooms and a 4 piece bath. The recently finished stunning walkout basement adds exceptional living space with high end finishings, two additional bedrooms (both bedrooms have new large 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 rough-in for washer/dryer. The basement has sub-floor for warmth. Major updates include 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 home offers a spacious, well-designed layout with renovated walkout basement and a wonderful opportunity to update and personalize the home to your own style.

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