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63 Sierra Madre Crescent SW
Calgary, Alberta

MLS # A2352216

$950,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,241 sq.ft.	**Age:**	1997 (29 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Parking Pad, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Gentle Sloping, Landscaped, Level, Low		

Heating:	Forced Air, Humidity Control	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Vinyl Siding	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bookcases, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Wood Windows		
Inclusions:	Pool Table and Accessories		

Exceptional garage space, valuable upgrades, and pride of ownership come together in this original-owner home in desirable Signal Hill! The standout triple garage features a second rear-access door leading to an additional parking pad ideal for a boat, or recreational vehicle. The garage also includes a heater, built-in cabinets, and hot and cold-water taps. Offering over 2,200 sq. ft. above grade plus a fully finished basement, this spacious two-storey home features an open floor plan designed for comfortable family living and entertaining. The main floor offers a den, an enclosed dining room, and a welcoming kitchen with an island and pantry. The family room is a cozy gathering space with a gas fireplace and built-in bookcases. Upstairs, you'll find three spacious bedrooms, including a generous primary retreat with a five-piece ensuite featuring a jetted tub. The fully finished basement adds excellent living space with a large recreation room and wet bar, a fourth bedroom, and a three-piece bathroom featuring a steam shower. Numerous updates provide added value and peace of mind, including Poly B plumbing replaced in July 2026, new main-floor vinyl plank flooring, new upstairs carpet, updated lighting throughout, and fresh paint on the main and upper levels. The exterior trim and garage have also been repainted. The hot water tank was replaced in November 2025, the electric stove in 2026, the refrigerator and dishwasher in 2023/2024, and the washer/dryer in 2023. The roof is approximately 10 years old. Outside, enjoy the landscaped reverse pie-shaped lot, deck, and inviting front porch. Parks, a playground, and nearby walking and biking paths add to the appeal of this established SW Calgary community. With generous living space, a functional layout, extensive updates, and exceptional parking and storage options, this original-owner home offers a wonderful

opportunity in Signal Hill. Property is virtually staged.

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