

717 Sierra Madre Court SW
Calgary, Alberta

MLS # A2353842

\$949,900

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,906 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Few Trees, Front Yard,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Shingle Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: n/a

Welcome to 717 Sierra Madre Court SW, a beautifully kept 2-storey walkout on a quiet cul-de-sac in the sought-after community of Signal Hill. Freshly painted throughout, the main floor greets you with a welcoming foyer, gorgeous real hardwood, soaring vaulted ceilings and large south-facing windows that beautifully fill the home with natural light. The open, well-planned layout includes a living room with a cozy gas fireplace and a kitchen that steps directly out to the deck for easy summer barbecues. A main-floor office with its own closet is a true bonus for working from home, alongside a half bath, main-floor laundry and an attached double garage. Upstairs, the primary bedroom enjoys south-facing windows with an unobstructed view and an ensuite with a relaxing soaker tub and separate shower. Two more generously sized bedrooms easily fit queen beds and share the main bathroom. The nicely renovated, fully carpeted walkout basement adds a large fourth bedroom with a walk-in closet, a full bathroom and a spacious rec room with a second fireplace and built-ins, ready for movie nights, games and get-togethers. Step out to the covered porch and hot tub, the perfect spot to unwind, then into a huge south-facing backyard with room to play, space for a garden and open views beyond. Pool table and hot tub available by separate negotiation. Everything is close by: Battalion Park School, Menno Simons Christian School, Ernest Manning High School, Webber Academy, Rundle College and Calgary Academy; Signal Hill Centre and library, Westhills Towne Centre, Westmarket Square and Signature Park Plaza; Battalion Park, Edworthy Park and Westside Recreation Centre; plus the 69 Street LRT and quick access to Stoney Trail and Sarcee Trail. A true must-see in Signal Hill. Book your private showing today!