

# \$1,098,000 - 323 Sierra Madre Court Sw, Calgary

MLS® #A2203972

**\$1,098,000**

5 Bedroom, 4.00 Bathroom, 2,549 sqft  
Residential on 0.18 Acres

Signal Hill, Calgary, Alberta

Tucked away in a quiet cul-de-sac, this beautiful two-storey home is a rare gem. Boasting a full glass solarium with a gas fireplace, it offers breathtaking views of the professionally landscaped, private yard, complete with mature trees, an irrigation system, and a serene, park-like setting—your own urban retreat. Inside, the bright white kitchen features granite countertops, a spacious island with a gas cooktop, a built-in oven and microwave, and a walk-in pantry. The 3-sided gas fireplace creates a warm ambiance, seamlessly connecting the spacious dining room to the kitchen. A main-floor office with double French doors provides a private workspace, while the convenient main-floor laundry offers ample cabinetry and shelving. On the 2nd floor you'll find the primary suite, where double doors lead to a luxurious retreat. Unwind by the cozy corner gas fireplace or in the 5-piece ensuite, complete with in-floor heating, a jetted tub, a glass shower, granite countertops, and a beautifully renovated walk-in closet. Two additional well-sized bedrooms and a stylish 4-piece bath complete the upper level. The fully finished basement expands your living space with two large bedrooms, a 3-piece bath, and more storage! Recent updates include a new furnace (2020), hot water tank (2022), and washer & dryer (2021). Outside, the park-like yard is an absolute showstopper. With lush trees, vibrant perennials, and a composite deck, it offers exceptional



privacyâ€”especially in the summer months. Ideally located just 12 minutes from downtown, this exceptional home is within walking distance to Westhills Shopping Centre, top-rated public and private schools, dining, and all essential amenities. A perfect blend of luxury, comfort, and tranquilityâ€”this is the ultimate family home! Donâ€™t miss outâ€”schedule your private viewing today!

Built in 1997

### Essential Information

MLS® #	A2203972
Price	\$1,098,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,549
Acres	0.18
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	323 Sierra Madre Court Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3G7

### Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Walk-In Closet(s), Jetted Tub
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas, Bedroom, Sun Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting
Lot Description	Cul-De-Sac, Landscaped, Pie Shaped Lot, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	8
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.