

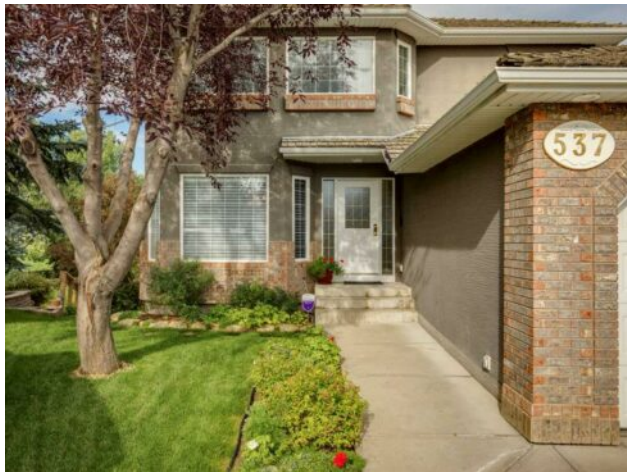


GRASSROOTS
REALTY GROUP

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537 Sierra Madre Court SW
Calgary, Alberta

MLS # A2256295



\$895,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,185 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Lawn, P		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Chandelier, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Storage, Track Lighting, Tray Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Alarm System (no contract), Garage Heater		

This pristine, well-kept Signal Hill home offers families the chance to live in one of Calgary's most beloved neighbourhoods where family fun is celebrated, and activities abound for all ages. Ranked among Calgary's six safest communities, Signal Hill offers peace of mind alongside a vibrant, family-oriented lifestyle. A bright sunlit foyer leads into the formal living and dining rooms, where large windows flood the space with natural light, original hardwood adds timeless character, and a tray ceiling over the dining area elevates the style. A private powder bath sits conveniently off the foyer, adjacent to a practical laundry/mudroom with garage entry that keeps jackets and shoes neatly tucked away. At the heart of the home, the well-appointed kitchen features granite counters, a tile backsplash, and an island with eating bar, perfect for family meals and gatherings. The cozy breakfast nook flows to the balcony for effortless al fresco dining and entertaining, while the kitchen opens to the inviting family room with its striking stone-faced fireplace, custom built-ins, and sunlit window, creating a warm, welcoming hub. Upstairs, the expansive primary suite includes a bay window, hardwood floors, walk-in closet, and an ensuite with a soaking tub for relaxation at day's end. Three additional generously sized bedrooms with hardwood floors and abundant closet space, along with a four-piece bathroom, complete the ideal family layout on this level. The walk-out lower level is designed for both fun and function, offering a massive recreation room with wet bar and built-in wall unit, French doors to a versatile office/den or fitness studio, a fifth bedroom and full bathroom, plus ample storage, perfect for guests, teens, or a live-in caregiver. Thoughtful extras include zoned heating and cooling for each level, premium window coverings with sunblock shades on the main floor,

central vac, a spacious heated double attached garage with additional storage, and a treated pine shake roof. Outdoor living is equally appealing with a balcony off the kitchen and a covered patio below, providing abundant space for entertaining. The large west-facing backyard is fully fenced and manicured with lush grass, ideal for children and pets to play. Set on a quiet cul-de-sac, the property also offers extra front-drive parking and charming garden beds that frame the welcoming entrance. Families will appreciate the easy access to Glenmore, Stoney, and Sarcee Trail, a quick 15-minute commute downtown, convenient transit, and nearby shopping with more than 50 unique stores and services, including restaurants, medical facilities, entertainment, and a library. Annual neighbourhood events, walking paths, playgrounds, and excellent schools ranging from Battalion Park Elementary to Rundle College and Mount Royal University further enrich the community. This home is where families gather, grow, and thrive, memories are made, and your Signal Hill story begins!