



**95 Sierra Madre Crescent SW
Calgary, Alberta**

MLS # A2284634



\$925,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Signal Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,291 sq.ft. | Age: | 1997 (29 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Level, Rectangular Lot | | |

| | | | |
|--------------------|--------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Pine Shake | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Breakfast Bar, Double Vanity, French Door, Granite Counters, High Ceilings, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Living room television and mounted wall bracket, Doorbell camera, Play structure and trampoline in the backyard

Space, light, and everyday comfort come together in this inviting Signal Hill home. Set on a quiet street in one of Calgary's most established west-side communities, this residence offers generous living spaces, a functional layout, and room for life to unfold. Inside, large windows fill the home with natural light while vaulted ceilings and hardwood flooring create an open, airy atmosphere. The main living and dining areas flow easily for both everyday living and entertaining. Just off the kitchen, a warm and cozy family room with a gas fireplace creates the perfect place to gather, while the kitchen looks out to the private fenced backyard - ideal for keeping an eye on kids playing outside or hosting friends. A convenient main floor laundry room adds everyday functionality to the thoughtful layout. Upstairs, three well-proportioned bedrooms create a comfortable retreat for the whole family. The primary suite features a 5-piece ensuite anchored by a stunning standalone soaker tub, creating a relaxing space to unwind at the end of the day. The two additional bedrooms are connected by a convenient Jack-and-Jill bathroom, a thoughtful layout for family living. A versatile bonus nook completes the upper level - an ideal spot for a cozy reading corner, home office, or kids' play area. The fully developed lower level offers expansive and flexible living space, designed to adapt to your needs. Whether you imagine movie nights, a games area, home gym, or creative workspace, there is plenty of room to make it your own. A wet bar adds another layer of functionality for entertaining or relaxing weekends at home, while a second full Jack-and-Jill bathroom serves the space. Outside, the private backyard is surrounded by mature trees, creating a peaceful setting for summer evenings and weekend gatherings. The large deck provides space for outdoor dining, morning

coffee, or simply enjoying the quiet surroundings. A double attached garage with built-in storage adds everyday convenience and plenty of room for gear and seasonal items. For added peace of mind, a NEW hot water tank is on order. Living in Signal Hill means easy access to parks, schools, and the everyday conveniences of nearby shopping and dining, along with a straightforward commute downtown. And when adventure calls, the mountains are just a short drive away. A wonderful opportunity to enjoy space, flexibility, and west-side living in one of Calgary's most desirable communities.