

323 Sierra Madre Court SW  
Calgary, Alberta

MLS # A2248213



**\$998,000**

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	Fridge and Deep freezer in basement, Unmonitored security system		

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. 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 privacy, 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 tranquility, this is the ultimate family home! Don't miss out, schedule your private viewing today!