



THE
A-TEAM

**RE/MAX
FIRST**

414 SIERRA MADRE Court, Calgary T3H 3M4

MLS®#: **A2172296** Area: **Signal Hill** Listing Date: **10/17/24** List Price: **\$835,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **5,952 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Private**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,845**
 Low Sqft:
 Ttl Sqft: **1,845**

DOM

26
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Double Vanity,Granite Counters,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`5" x 6`6"	Kitchen	Main	12`0" x 12`11"
Living Room	Main	12`4" x 22`1"	Family Room	Main	12`3" x 15`1"
Mud Room	Main	3`8" x 8`1"	Bedroom - Primary	Upper	11`3" x 15`6"
Bedroom	Upper	9`11" x 12`2"	Bedroom	Upper	10`1" x 10`11"
Game Room	Basement	15`8" x 19`4"	Bedroom	Basement	7`7" x 11`8"
Office	Basement	9`4" x 10`8"	2pc Bathroom	Main	5`1" x 8`8"
3pc Bathroom	Upper	4`11" x 7`10"	5pc Ensuite bath	Upper	6`2" x 13`2"

4pc Bathroom

Basement

7' 0" x 7' 11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9711278

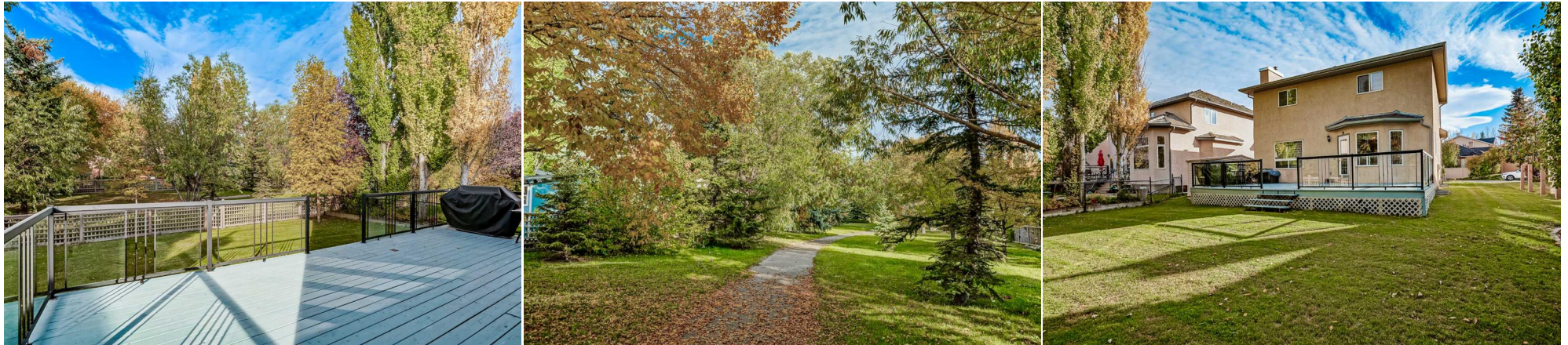
Zoning:
R-CG

Remarks

Pub Rmks: ***Open House Saturday November 2nd 12-3PM*Nestled in the prestigious Estates community of Signal Hill, this beautifully cared-for 2-storey home offers over 2800 sq ft of elegant living space. Perfectly blending convenience and charm, the home is within walking distance of parks, pathways, playgrounds, K-12 schools, a library, the Westside Leisure Centre, theatres, restaurants, medical offices, and all the shopping at Westhills. With its prime location offering easy access to both the city and the mountains, this home is an ideal haven for families. The backyard is perfect for outdoor gatherings, with a large deck and spacious yard backing onto green space and a path. Inside, the bright open-concept design seamlessly connects the kitchen and living room, where large windows allow natural light to fill the space, highlighting the cozy fireplace with a beautiful tile surround. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite featuring a fully renovated ensuite with a walk-in glass shower, separate soaking tub, double vanity, and a walk-in closet. Two additional bedrooms share a renovated 3-piece bathroom. Recent updates include Poly-B piping replacement, new roof shingles in 2019, and a reverse osmosis water filtration system for exceptional water quality. Practical features include main-floor laundry, a double attached garage with plenty of storage, and a fully finished basement that offers a gym space, an additional bedroom, a 4-piece bathroom, extra storage, and a spacious recreation room. Pride of ownership shines through every detail, from the meticulously maintained yard to the pristine interior. This home is move-in ready and waiting for its next owner to enjoy the best of Signal Hill living.**

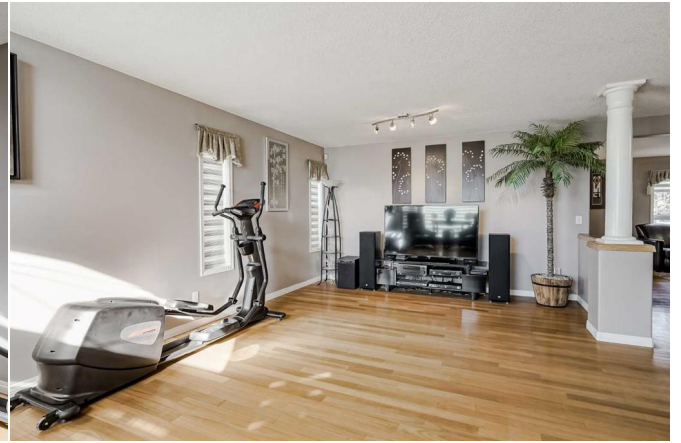
Inclusions:
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

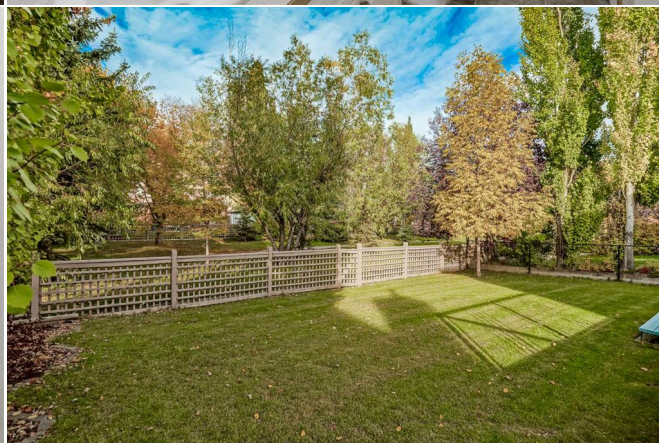


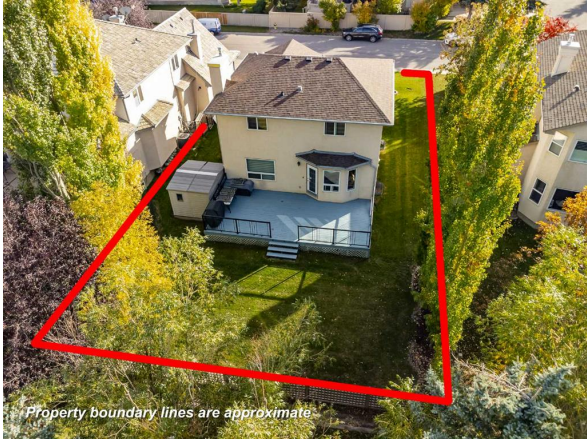












Property boundary lines are approximate.