



## 347 Sierra Madre Court Calgary Alberta

\$1,125,000

The One you've been waiting for! First time on market, stunning 5 bedroom walk out bungalow residence backing on a whisper quiet greenspace/walking path offering unparalleled privacy. Custom built by "Elegant Homes", enjoy over 3165 SF of finely crafted living space and quality finishing's. Main level features a spacious den/flex room with custom cabinetry and large window for front yard views. Lovely kitchen offers newer GE stainless steel appliances, granite counter tops, corner pantry + terrific storage/prep space. Dining area easily accommodates larger groups and leads to the new (2023) upper deck with composite wood and metal/glass railings. Gorgeous living room surrounded with windows + feature fireplace and majestic views of the tree tops! Serene principle bedroom w/5-piece spa inspired ensuite (heated floors), large soaker tub, shower with 10 mm glass door, dual vanities, walk-in closet with solid wood shelving, door to upper deck + fabulous views! Large 2nd bedroom with spacious closet, 4-piece family bath and upper laundry room with new washer and dryer. Walk out lower level is thoughtfully designed with a delightfully cozy family room framed by a wall of windows, second fireplace, music/reading area with book shelves, terrific natural light and 3 more gorgeous bedrooms!! A 4-piece family bathroom with heated floors and savvy storage area with shelving/work bench area + 2nd fridge (possible area for a lower kitchen). South facing dream backyard with spiral staircase from upper deck, custom built shed (2021), underground irrigation, a garden oasis and gate to the walking path/greenspace. Crown moldings, custom built-in's, site finished oak flooring (walnut toned), closets finished with wooden shelving, newer HE furnace, Asphalt Roof (approx. 10 yrs old), All Poly B professionally removed in 2023, new triple pane exterior doors (2024), newer Central AC with...

Family room 14.58 Ft x 15.83 Ft

Recreational, Games room 13.42 Ft x 20.42 Ft

Storage 9.17 Ft x 11.58 Ft

Bedroom 13.42 Ft x 13.08 Ft

Bedroom 10.75 Ft x 12.50 Ft

Bedroom 9.00 Ft x 10.00 Ft

Living room 14.58 Ft x 15.83 Ft

Foyer 6.50 Ft x 6.50 Ft

Den 10.42 Ft x 12.08 Ft

Laundry room 6.17 Ft x 10.42 Ft

Primary Bedroom 14.00 Ft x 13.08 Ft

Bedroom 10.25 Ft x 11.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
[cawarawa@shaw.ca](mailto:cawarawa@shaw.ca)

4pc Bathroom 9.00 Ft x 5.00 Ft  
Kitchen 15.33 Ft x 11.83 Ft  
Dining room 10.00 Ft x 8.50 Ft

4pc Bathroom 10.00 Ft x 5.00 Ft  
5pc Bathroom 10.00 Ft x 9.00 Ft