



THE
A-TEAM

**RE/MAX
FIRST**

145 SILVERADO CREST Landing, Calgary T2X 0N9

MLS® #: **A2125692**

Area: **Silverado**

Listing Date: **04/25/24**

List Price: **\$2,000,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**
Lot Information
Lot Sz Ar: **23,411 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,085**
Low Sqft:
Ttl Sqft: **3,085**

DOM

24
Layout
Beds: **3 (1 2)**
Baths: **4.5 (4 1)**
Style: **Bungalow**

Parking

Ttl Park: **7**
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Fruit Trees/Shrub(s),Lawn,Gentle Sloping,No Neighbours Behind,Landscaped,Many Trees,Underground Sprinklers,Pie Shaped Lot,Private,Views,Wetlands Aggregate,Garage Faces Front,Heated Garage,Insulated,Oversized,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,In Floor,Fireplace(s),Forced Air,Natural Gas,Zoned**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Fire Pit,Other,Private Yard**

Construction: **Stone,Stucco**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Bar,Bidet,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Elevator,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Recreation Facilities,Separate Entrance,Smart Home,Soaking Tub,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Data**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	8`9" x 11`3"	Dining Room	Main	14`0" x 30`0"
Foyer	Main	12`1" x 16`0"	Kitchen	Main	13`3" x 15`9"
Living Room	Main	16`0" x 29`0"	Breakfast Nook	Main	12`8" x 14`0"
Laundry	Main	8`10" x 11`7"	Bedroom - Primary	Main	14`7" x 16`0"
Office	Upper	15`0" x 17`6"	Game Room	Lower	16`0" x 32`2"

Kitchenette	Lower	8`9" x 9`0"	Bedroom	Lower	14`0" x 18`7"
Bedroom	Lower	13`10" x 16`0"	Hobby Room	Lower	13`0" x 16`1"
Laundry	Lower	5`3" x 13`0"	6pc Ensuite bath	Main	
2pc Bathroom	Main		6pc Ensuite bath	Lower	
3pc Bathroom	Lower		3pc Ensuite bath	Lower	
Legal/Tax/Financial					
<hr/>					
Title:	Zoning:				
Fee Simple	DC (pre 1P2007)				
Legal Desc:	0911854		Remarks		
<hr/>					
Pub Rmks:	<p>Welcome to executive living at its finest in Silverado! Step into this luxurious custom-built Baywest estate bungalow, beautifully positioned on nearly half an acre. With a backyard oasis that overlooks the stunning wetlands and the prestigious Spruce Meadows beyond, this home epitomizes thoughtful functionality and opulence. As you enter through the grand front door, you're greeted by an expansive open-concept living area, where every inch of the over 5300 square feet of developed space radiates luxury and meticulous attention to detail. Soaring 13-foot ceilings and a jet-black custom stone wall with a vertically integrated gas fireplace create an atmosphere of grandeur and spaciousness. The chef's kitchen is a masterpiece, boasting high-end appliances, towering full-height cabinetry, an impressive 10 x 6 quartz island, and a spacious pantry. Unique to this home are two dishwashers in the main kitchen, one in the lower bar, and two ovens that make hosting large gatherings a breeze. And, imagine sitting down in a grand banquet room that can hold 30 people for dinner at the same table! No more 'kids here and adults there' - in this home, you can all dine in luxury together! You'll find the primary bedroom to be a relaxing sanctuary where you can unwind while watching wildlife in the wetlands or maybe catch a glimpse of the equestrian elites at Spruce Meadows. The adjoining ensuite features a jetted tub, oversized shower, separate makeup area, a large walk-in closet, and direct access to the main floor laundry room. This home is also accessibility-friendly, featuring an elevator with stops on the main floor, upper office, garage, and walk-out basement. The upper office is a bonus space that adds functionality and elegance, ideal for working from home or as a quiet retreat. The lower level has 2 additional bedrooms, a 3rd flex room with a smaller window, 2 ensuite bathrooms, a full bathroom off the pool door, a second laundry room, a spacious recreation room with a full wet bar, and ample custom cabinetry for extra storage. This home is also renown for it's Alice In Wonderland Themed Bedroom where you'll find yourself tumbling down the rabbit hole into an enchanting space that captures the essence of the Lewis Carroll timeless tale. (view a featured video on the Agent's YouTube channel). Outside, the backyard oasis beckons with its pristine pool with waterfalls and slide, relaxing hot tub, expansive decks and patios, and custom-built fire pit. Yes, you will find that at every turn, this home not only makes life easier and more luxurious, but also encourages sharing those experiences with family and friends. It's all about love, enjoyment, and ease of living! And with proximity to shopping, schools, and major routes like 22x, Macleod Trail, and Stoney Trail, 145 Silverado Crest Landing offers the ultimate in luxury living. Click the video link to see more!</p>				
Inclusions:	<p>3 full refrigerators, 1 mini fridge in office, 2 wine fridges, upright freezer in pantry, freezer in garage, 2 built in microwaves, 2 washers, 2 dryers, 3 dishwashers, wall oven, gas stove/oven, 3 garburators, central vac and accessories, window coverings, metal pergola on deck, hot tub, pool accessories for maintenance, water softener, A/C, desks and bookshelves in office, TV mounts, speaker mounts, Sonos hardware, irrigation system, security system hardware</p>				
Property Listed By:	RE/MAX Complete Realty				

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











