



THE
A-TEAM

**RE/MAX
FIRST**

413 SILVERADO RANCH Manor, Calgary T2X 0V2

MLS®#: **A2136372** Area: **Silverado** Listing Date: **05/29/24** List Price: **\$1,699,000**
 Status: **Active** 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: **21,780 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Cul-De-Sac,Landscaped,Level,Pie Shaped Lot,Private**
 Park Feat: **Triple Garage Attached**

DOM

122
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **9**
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground,Private Yard**
 Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Range,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recreation Facilities,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`9" x 15`5"	Dining Room	Main	14`5" x 11`10"
Living Room	Main	13`11" x 17`5"	Family Room	Main	16`2" x 16`2"
Den	Main	11`7" x 12`5"	2pc Bathroom	Main	4`11" x 5`6"
Laundry	Main	7`5" x 6`4"	Bedroom - Primary	Upper	18`0" x 17`4"

Bedroom
Bonus Room
5pc Ensuite bath
Furnace/Utility Room

Upper
Upper
Upper
Basement

12`6" x 13`11"
14`1" x 13`2"
14`4" x 10`10"
15`2" x 17`5"

Bedroom
5pc Bathroom
Game Room
Storage

Upper
Upper
Basement
Basement

13`11" x 11`11"
10`3" x 8`2"
26`10" x 16`5"
6`6" x 4`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1110291

Zoning:
DC (pre 1P2007)

Remarks

Pub Rmks:

OPEN HOUSE June 1st (Saturday) 1:00-4:00 pm. Welcome to your dream home! This meticulously crafted executive family residence is nestled on an impressive half-acre lot, exuding elegance from every angle. As you approach, the striking roof peaks, covered entrance, and spacious foyer immediately convey a sense of grandeur. Step inside this nearly 3500-square-foot above-grade gem and instantly feel like you've entered a showcase home. Immaculate and bathed in natural light, the main level showcases seamless maple hardwood flooring that leads to a captivating spiral staircase and an abundance of windows. The heart of the home is the thoughtfully designed main floor, perfect for hosting memorable gatherings. The kitchen, a culinary enthusiast's dream, features exquisite granite countertops, custom full-height cabinets, top-of-the-line stainless steel appliances, and a generous central island. Adjacent, you'll find a welcoming eating area and a sun-soaked family room with a southern exposure, creating an inviting space for entertaining. Additionally, the main floor encompasses a cozy living room adorned with a gas fireplace, a private front office, and a bright family dining area that seamlessly extends to the backyard. Upgraded closet organizers and soft-close drawers offer practical storage solutions. A well-appointed powder room completes this level. The upper floor boasts three bedrooms plus a bonus room, including a luxurious primary suite. This elegant retreat features separate walk-in closets for both partners, an ensuite with dual sinks, an oversized shower, and a sumptuous built-in soaker tub, evoking a spa-like ambiance. The secondary bedrooms are generously sized and enjoy ample natural light, complemented by a lavish five-piece main bathroom. The basement awaits your personal touch, providing a blank canvas for your vision. Whether you envision a home gym, a wine cellar, a home cinema, an additional bedroom, or bathroom (rough-in conveniently located near the furnace room), the possibilities are boundless. The outdoor living space mirrors the home's excellence, featuring a concrete patio perfect for al fresco dining or evening gatherings. There's also a designated play area for the kids and an automated sprinkler system to maintain the lush greenery. Lovingly cared for by its original owners, this residence showcases extensive upgrades, including a new roof and gutters in 2022. Seize the opportunity to call this exceptional residence your own and relish the epitome of luxury living in this sought-after community. The proximity to the Silverado wetlands adds to the tranquility, while easy access to nearby elementary and high schools enhances the appeal. Arrange your private viewing today to immerse yourself in the beauty and sophistication of this extraordinary home. We can't wait to welcome you!

Inclusions:
Property Listed By:

N/A
TrustPro Realty

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











