



THE
A-TEAM

**RE/MAX
FIRST**

438 SILVERADO Boulevard, Calgary T2X0N9

MLS®#: **A2145212** Area: **Silverado** Listing Date: **06/27/24** List Price: **\$789,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **4,865 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,024**
 Low Sqft:
 Ttl Sqft: **2,024**

DOM

10
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Lake,Lawn,Garden,Greenbelt,Landscaped,Private,Views**
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Central Vacuum,Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`8" x 16`3"
Kitchen	Main	10`8" x 12`8"
Entrance	Main	9`0" x 13`11"
Bedroom	Second	11`4" x 9`7"
Family Room	Second	17`11" x 15`4"
4pc Bathroom	Second	

Room	Level	Dimensions
Dining Room	Main	11`11" x 9`6"
Laundry	Main	14`3" x 9`9"
Bedroom - Primary	Second	12`8" x 20`0"
Bedroom	Second	10`4" x 10`11"
2pc Bathroom	Main	
5pc Ensuite bath	Second	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0911854

Remarks

Pub Rmks: **Welcome to this impeccable executive home, perfectly positioned to enjoy the serenity and beauty of an oversized greenspace right in your backyard. Step inside to discover a spacious, flowing layout designed with modern living in mind. The heart of this home is its bright, airy kitchen equipped with stainless steel appliances, a walk-in pantry, and a center island perfect for meal preparation and gathering. Attached, the ample breakfast nook provides an inviting spot to enjoy casual meals while admiring the view of your backyard oasis through oversized windows that flood the space with natural light. The great room, featuring generous dimensions, adapts effortlessly to either cozy family evenings or hosting sizable gatherings. Unwind as you watch the sunset or entertain guests with the gorgeous greenspace as your backdrop. Upstairs, tranquility continues with three generously sized bedrooms. The primary suite is a true retreat, highlighted by a luxurious 5-piece ensuite and a large walk-in closet, promising ample storage and privacy. The unspoiled basement offers a blank canvas for your future expansions, perfect for adding personal touches like a home theater, gym, or extra bedroom. Stepping outside, the backyard feels like a step into nature. It features a sprawling open space complemented by a garden and greenhouse where you can cultivate flowers or organic vegetables. It's a perfect blend of beauty and utility, ideal for gardening enthusiasts or those seeking a peaceful retreat. Additional noteworthy features include an oversized garage, extra attic insulation for optimized energy efficiency, a newer hot water tank, roof shingles replaced in 2022, and a water softener system, ensuring comfort in all aspects of home maintenance. Conveniently located just a block away from Ron Southern School and moments from Silverado Marketplace, this home offers easy access to essential services and amenities. Enjoy the proximity to Sobeyes, Anytime Fitness, Shoppers Drug Mart, and more, along with quick connections to Stoney Trail and MacLeod Trail for smooth commutes. Embrace a lifestyle of both peace and practicality in this stunning home!**

Inclusions: n/a
Property Listed By: **RE/MAX Landan Real Estate**

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







