



THE
A-TEAM

**RE/MAX
FIRST**

47 SILVERADO BANK Gardens, Calgary T2X 0K9

MLS®#: **A2147157**

Area: **Silverado**

Listing Date: **07/05/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 08-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2010**

Finished Floor Area

Abv Sqft: **2,786**

Low Sqft:

Ttl Sqft: **2,786**

Lot Information

Lot Sz Ar: **5,930 sqft**

Lot Shape:

DOM

73

Layout

Beds: **5 (4 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Corner Lot,Cul-De-Sac,Few Trees,Pie Shaped Lot**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Playground**

Construction:

Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions
Office	Main	11`5" x 11`0"
2pc Bathroom	Main	
Living Room	Main	16`4" x 14`10"
Bedroom	Upper	11`11" x 11`11"
5pc Ensuite bath	Upper	
Bedroom	Upper	10`9" x 12`8"
Family Room	Basement	27`8" x 15`0"

Room	Level	Dimensions
Kitchen	Main	11`5" x 13`6"
Dining Room	Main	12`6" x 10`0"
Bedroom - Primary	Upper	16`8" x 15`2"
5pc Bathroom	Upper	
Bedroom	Upper	10`10" x 13`2"
Bonus Room	Upper	16`8" x 15`6"
Kitchenette	Basement	7`1" x 9`2"

Bedroom **Basement** **9`4" x 16`3"** **4pc Bathroom** **Basement**
Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
Legal Desc: **0812987** Remarks

Pub Rmks: **Welcome to this freshly painted great family home in Silverado with almost 2800 sf on 2 levels. Large west facing pie lot at the end of a cul de sac. Top notch finishing and quality materials provide an elegant and cozy living space. The kitchen offers dark stained maple cabinetry, granite countertops, stainless steel appliances. Open to the great room and boasts a large nook area surrounded by windows. At the front area there is a flex room used to suite your lifestyle. Upstairs enjoy the open bonus room, spacious master with large walk-in closet, upgraded 5-piece ensuite bath, additional three bedrooms ideal for big family. Fully finished walkout basement contains a spacious family room, the fifth bedroom and full bath. Oversized double garage. Brand new stove. Enjoy the sunny west yard all the time and community playground just outside the back yard! Hail-resistant roof and siding replaced in 2022. Water tank replaced in 2021 and Kinetico water softer will stay. 5 minutes walking distance to three schools and bus stop, Easy access to Shawnessy Towne Centre, shopping, LRT and other great SW Calgary amenities. Show today before it is gone!**

Inclusions: n/a
Property Listed By: **Homecare Realty Ltd.**

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