



THE
A-TEAM

**RE/MAX
FIRST**

113 SILVERADO CREST Landing, Calgary T2X 0N9

MLS® #: **A2148843**

Area: **Silverado**

Listing Date: **07/11/24**

List Price: **\$1,750,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 06-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**
Lot Information
Lot Sz Ar: **14,682 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,289**
Low Sqft:
Ttl Sqft: **2,289**

DOM

163
Layout
Beds: **4 (1 3)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat:

Backs on to Park/Green Space, Dog Run Fenced In, Fruit Trees/Shrub(s), Lawn, Garden, Landscaped, Many Trees, Street Lighting, Underground Sprinklers, Rectangular Lot, Treed

Park Feat:

Aggregate, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Triple Garage Attached, Workshop in Garage

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor, Fireplace(s), Forced Air, Natural Gas**
Sewer:
Ext Feat: **BBQ gas line, Dog Run, Fire Pit, Garden, Lighting, Storage**

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

Kitchen Appl: **Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Humidifier, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Wine Refrigerator**

Int Feat: **Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound**

Utilities:

Room Information

Room Level Dimensions
Living Room **Main** **20`0" x 15`10"**
Dining Room **Main** **12`10" x 12`7"**
Pantry **Main** **8`0" x 6`8"**

Room Level Dimensions
Kitchen **Main** **16`5" x 10`6"**
Breakfast Nook **Main** **15`11" x 13`1"**
Bedroom - Primary **Main** **17`11" x 13`10"**

Walk-In Closet	Main	11`3" x 6`11"	5pc Ensuite bath	Main	111`11" x 11`5"
Foyer	Main	12`2" x 4`11"	Office	Main	13`11" x 6`11"
Laundry	Main	9`11" x 6`3"	Mud Room	Main	8`0" x 6`10"
2pc Bathroom	Main	5`5" x 5`1"	Family Room	Lower	20`5" x 18`8"
Game Room	Lower	18`11" x 13`3"	Bedroom	Lower	15`4" x 12`10"
Bedroom	Lower	15`4" x 12`10"	Bedroom	Lower	12`10" x 11`3"
Flex Space	Lower	12`10" x 9`10"	Other	Lower	15`2" x 9`6"
3pc Bathroom	Lower	11`4" x 4`10"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **DC (pre 1P2007)**
 Legal Desc: **0911854**

Remarks

Pub Rmks: **Step into over 4,500 sq. ft. of luxurious living in this former Augusta Fine Homes show home, offering meticulous craftsmanship and high-end features. Backing onto a scenic pathway, this fully finished walkout bungalow features soaring 16-foot ceilings, a dramatic stone fireplace, and expansive windows that flood the space with natural light. The gourmet kitchen is equipped with top-tier Sub-Zero, Wolf, and Asko appliances, a massive island with leather granite countertops, a gas stovetop, and custom cabinetry that stretches to the ceiling. The spacious breakfast nook overlooks the landscaped backyard, while the formal dining room with 16-foot ceilings is perfect for entertaining. Relax in the primary suite featuring a spa-like ensuite with an air-jetted tub, glass shower, and walk-in closet with direct access to the expansive deck. The fully finished walkout basement offers a large family room with a wet bar, gaming area, and three additional bedrooms—ideal for guests or family. The professionally landscaped backyard includes a hot tub, fire pit, greenhouse, and raised garden beds. Enjoy year-round comfort with central air conditioning, in-floor heating, and a covered upper deck with a retractable roof and spiral staircase leading to the patio. The oversized triple car garage is a car enthusiast's dream, featuring in-floor heating, 14-foot ceilings, and 2 car lifts, offering space for up to 5 vehicles. Additionally, there's a workshop space for your projects and hobbies. Silverado is a sought-after community with extensive parks and pathways, close proximity to Spruce Meadows, shopping, and easy access to major roads for a quick escape to the mountains. This exceptional home is a must-see for anyone seeking luxury and functionality in one of Calgary's premier neighborhoods. Schedule your private tour today!**

Inclusions: **TV Mounts x3, TV x3, Hot Tub, Green House, Shed, Sonos Sound System, Patio Cover**
 Property Listed By: **KIC Realty**

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









