

## 113 SILVERADO CREST Landing, Calgary T2X 0N9

MLS®#: A2148843 Area: Silverado Listing 07/11/24 List Price: **\$1,800,000** 

Status: **Active** County: Calgary Change: -\$25k, 10-Sep Association: Fort McMurray

Date:



**General Information** 

Residential Prop Type: **Detached** Sub Type:

City/Town: Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Calgary 2012

14,682 sqft

Finished Floor Area

Abv Saft: Low Sqft:

Ttl Saft: 2.289

> **Parking** Ttl Park:

DOM

Layout

Beds:

Baths:

Style:

67

6 3 Garage Sz:

4(13)

2.5 (2 1)

**Bungalow** 

Backs on to Park/Green Space, Dog Run Fenced In, Fruit Trees/Shrub(s), Lawn, Garden, Landscaped, Many

2,289

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

Level Dimensions Room Level Dimensions <u>Room</u> **Living Room** Main 20'0" x 15'10" Kitchen Main 16`5" x 10`6" **Dining Room** Main 12`10" x 12`7" **Breakfast Nook** Main 15`11" x 13`1" **Pantry** Main 8'0" x 6'8" **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: Zoning:

Fee Simple DC (pre 1P2007)

Legal Desc: **0911854** 

Remarks

Pub Rmks:

Immerse yourself in unparalleled luxury living in this meticulously finished former show home by Augusta Fine Homes in the desirable community of Silverado. Spanning over 4,500 sq.ft. of living space, this executive bungalow boasts an open floor plan with soaring ceilings and a dramatic stone fireplace that takes centre stage in the living room. The gourmet kitchen, featuring top-of-the-line appliances from Sub-Zero, Wolf, and Asko, is a chef's dream. The elegant dining room provides a perfect setting for hosting memorable gatherings. Unwind in the luxurious primary suite featuring a spa-like ensuite with an air jetted tub, glass shower, and a walk-in closet with direct access to the expansive upstairs deck. The fully finished walkout basement offers a sprawling family room with a wet bar, perfect for entertaining. Three additional bedrooms and a bathroom provide ample space for family or guests. Step outside to the beautifully landscaped backyard, complete with a fire pit, hot tub, and a greenhouse, all accessible from the expansive deck. This prime Silverado location offers the best of both worlds: easy access to top-rated schools, shopping centres, and the prestigious Spruce Meadows. Nature enthusiasts will love the extensive pathway system that winds throughout Silverado, perfect for walking, running, or biking. Plus, enjoy quick and easy access to escape to the mountains for a weekend adventure. This exceptional property offers an abundance of incredible features! Come see for yourself and discover the luxury lifestyle awaiting you in Silverado. Schedule your private showing today! TV Mounts x3, TV x3, Hot Tub, Green House, Shed, Sonos Sound System, Patio Cover

Inclusions: Property Listed By:

KIC Realty

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





















