



THE
A-TEAM

**RE/MAX
FIRST**

30 SILVERADO RANCH Way, Calgary T2X0M6

MLS®#: **A2149797**

Area: **Silverado**

Listing Date: **07/15/24**

List Price: **\$1,599,998**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Finished Floor Area

Abv Sqft: **3,018**
Low Sqft:
Ttl Sqft: **3,018**

DOM

63
Layout
Beds: **4 (2 2)**
Baths: **3.5 (3 1)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **13,939 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Fruit Trees/Shrub(s),Front Yard,Garden,Landscaped,Level,Underground Sprinklers,Rectangular Lot Concrete Driveway,Front Drive,Triple Garage Attached**

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Garden**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Garburator,Microwave Hood Fan,Range Hood,Refrigerator,Washer,Wine Refrigerator**

Int Feat: **Bar,French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`2" x 16`0"	Kitchen	Main	18`8" x 16`5"
Dining Room	Main	15`3" x 12`9"	Sunroom/Solarium	Main	9`9" x 13`10"
Bedroom - Primary	Main	15`0" x 14`7"	5pc Ensuite bath	Main	12`5" x 14`3"
Den	Main	16`1" x 9`11"	Entrance	Main	11`11" x 8`0"
2pc Bathroom	Main	5`9" x 4`11"	Laundry	Main	7`2" x 14`4"
Bedroom	Basement	13`9" x 11`2"	3pc Bathroom	Basement	4`11" x 12`2"
Game Room	Basement	14`8" x 25`1"	Bedroom	Basement	11`1" x 13`2"
Flex Space	Basement	12`11" x 15`11"	Storage	Basement	42`11" x 15`9"
Bonus Room	Upper	13`11" x 18`6"	Bedroom	Upper	12`6" x 13`11"

4pc Bathroom

Upper

5`4" x 10`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0910246

Zoning:

DC (pre 1P2007)

Remarks

Pub Rmks:

Make this home your Dream Home! This bright and welcoming one-and-a-half-story executive home has a triple attached garage, over 3000 square feet of living space above ground and was a finalist in the 2014 SAM Awards. As you enter you will be swept away by the elegant curved open riser staircase and 2 sided feature stone fireplace leading to your spacious great room with 13' ceilings. Picture yourself preparing delicious meals on your spacious granite-topped island, surrounded by stunning views of your expansive yard through large windows. Unwind with a soothing afternoon tea or coffee in the newly added 9'9 x 13'10 Sunroom, perfectly positioned to take in the beauty of your massive backyard. The large dining room is perfect for entertaining. The main floor has a beautiful master bedroom with vaulted ceiling, a 5 piece ensuite, and a large walk-in closet that conveniently leads directly to your laundry room. Finishing off your main floor is a large den/office with double French doors for just enough privacy. The second floor has a bedroom, a full 4 pc bath and a quiet loft area making a perfect retreat for guests or the kids. The recently developed basement offers 9' ceilings and more lifestyle options, with two recreational areas, a 2-sided fireplace, a wine room with a wet bar, 2 large bedrooms and 3 piece bathroom, and a massive storage area too! There are 2 furnaces; One to heat the basement level and a zoned furnace plus central air conditioning to control your main and upper levels with separate temperature control for each floor. The kitchen is equipped with an electric gas top. The home has a built-in speaker system on the main floor as well as the outside deck. The landscaped yard backs onto a linear park and boasts a maintenance-free composite fence and deck, gas BBQ line, underground sprinkler system and decorative stamped concrete edging around all flower/tree beds. Your dream home awaits!

Inclusions:

N/A

Property Listed By:

eXp Realty

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











