



566 SILVERADO Boulevard, Calgary T2X 3Z2

MLS®#: **A2164610** Area: **Silverado** Listing Date: **09/13/24** List Price: **\$829,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **4,596 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,195**
 Low Sqft:
 Ttl Sqft: **2,195**

DOM

6
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`7"	Dining Room	Main	13`0" x 9`5"
Kitchen	Main	13`0" x 11`6"	Living Room	Main	15`4" x 14`1"
Mud Room	Main	13`3" x 6`4"	Office	Main	9`1" x 9`10"
Pantry	Main	7`6" x 7`0"	4pc Bathroom	Upper	9`0" x 4`10"
5pc Ensuite bath	Upper	12`8" x 10`1"	Bedroom	Upper	12`8" x 9`11"
Bedroom	Upper	12`8" x 10`1"	Family Room	Upper	13`10" x 13`11"
Laundry	Upper	6`11" x 7`1"	Bedroom - Primary	Upper	13`10" x 14`1"

**4pc Bathroom
Bedroom**

**Basement
Basement**

**9`11" x 4`11"
9`10" x 12`11"**

**Bedroom
Game Room**
Legal/Tax/Financial

**Basement
Basement**

**9`11" x 13`1"
25`11" x 13`7"**

Title:
Fee Simple
Legal Desc:

1610318

Zoning:
R-1

Remarks

Pub Rmks:

Absolutely stunning, fully upgraded, 5 bedroom family home with over 3100 sqft of developed living space, located in the wonderful community of Silverado! This home shows like new and features an amazing open concept floor plan and high quality finishes throughout. As you enter you are greeted by a spacious foyer with two entry closets and built-in bench. The kitchen is a show stopper with gas cooktop and chimney hood fan, built-in oven and microwave, refrigerator with waterline, island with seating for up to 4, full height cabinets with great storage and a ribbed glass door that leads you to the walk-through pantry. The kitchen opens up beautifully to the living and dining areas making it ideal for hosting and entertaining. The dining room showcases a feature wall, comfortably fits a table for 6-8 and has access to the large backyard with deck and BBQ gas line, while the living room offers a beautiful fireplace with built-in decor nooks. The large windows let in a ton of natural light and to check off all the boxes on the main floor you'll also enjoy a spacious home office, a powder room featuring a floating vanity, mudroom with built-ins, a double attached garage with storage options and beautiful hardwood flooring. Upstairs the primary retreat will wow you with its massive walk-in closet and spa-like ensuite bath offering dual vanities, a tile surround soaker tub and stand up shower and two windows! Down the hall you'll find 2 more bedrooms that share a 4-piece bath, the convenience of an upper floor laundry with side by side washer and dryer and a bright bonus room where the family can hang out and relax. The basement is fully developed with a large rec room with speakers, another 4 piece bath with skirted tub and TWO more bedrooms!! This well thought-out floor plan offers everything buyers are after and best of all it's move-in ready. Silverado residents enjoy easy access to an abundance of shops and services, great schools, transit, quick access to a mountain escape and the prestigious Spruce Meadows. For those that love the outdoors the extensive pathways make for great walking, jogging or biking adventures with great views to green spaces and ponds throughout the neighbourhood. Don't miss out on this opportunity to own a dream home in a community that has it all.

Inclusions:
Property Listed By:

**Garage shelves, 2 Tv holders, Projector holder
CIR Realty**

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











