



THE
A-TEAM

**RE/MAX
FIRST**

311 SILVERADO CREST Landing, Calgary T2X 0P1

MLS® #: **A2168226** Area: **Silverado** Listing Date: **09/26/24** List Price: **\$1,840,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **13,336 sqft**
 Lot Shape:

DOM

10
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Street Lighting**
 Park Feat: **Driveway,Garage Faces Side,Triple Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**

Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 5`8"	Dining Room	Main	14`11" x 12`0"
Foyer	Main	19`9" x 14`2"	Kitchen	Main	19`6" x 14`9"
Living Room	Main	14`11" x 18`6"	Mud Room	Main	9`2" x 11`7"
Office	Main	9`11" x 12`3"	Storage	Main	5`11" x 11`7"
4pc Bathroom	Upper	5`5" x 7`10"	5pc Bathroom	Upper	9`2" x 10`6"
5pc Ensuite bath	Upper	14`0" x 13`7"	Bedroom	Upper	14`11" x 10`5"

Bedroom	Upper	15`0" x 9`11"	Bedroom	Upper	14`11" x 11`10"
Family Room	Upper	15`0" x 15`2"	Laundry	Upper	7`7" x 7`10"
Bedroom - Primary	Upper	14`11" x 13`6"	Walk-In Closet	Upper	10`7" x 6`9"

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 1510993

Zoning: DC

Remarks

Pub Rmks: **Discover this stunning 4-bedroom, 4.5-bathroom residence nestled in the desirable community of Silverado. This home is a true gem that you need to see to believe. As you step inside, you are greeted by impressive high ceilings and a beautiful spiral staircase that sets the tone for elegance and sophistication. The open floorplan seamlessly connects the living spaces, making it ideal for entertaining family and friends. The heart of the home is undoubtedly the gorgeous kitchen, featuring sleek granite countertops, a spacious island, built-in appliances, and a gas cooktop. This culinary haven is perfect for whipping up delicious meals and hosting memorable gatherings. The living and dining areas flow effortlessly into the beautiful outdoor space and expansive backyard, providing an inviting setting for family gatherings and enjoying warm summer evenings under the stars. For those who work from home, the main floor also includes a tranquil office space, offering a quiet retreat to focus and be productive. As you ascend the stunning spiral staircase to the upper level, you'll find a cozy family room, perfect for movie nights or catching up on your favorite shows. The primary suite serves as a luxurious retreat, with ample space, an expansive walk-in closet, and a breathtaking 5-piece ensuite bathroom. This serene oasis features a relaxing soaker tub and a beautifully designed glass and tile shower, creating the ultimate sanctuary for unwinding after a long day. Additionally, the upper floor houses three generously sized bedrooms, each with its own walk-in closet, ensuring everyone has plenty of personal space. You'll also find a convenient laundry room, a well-appointed 4-piece bathroom, and a Jack and Jill 5-piece bathroom, making this layout ideal for family living. The unfinished basement with private side entry, presents a large blank canvas, offering endless possibilities for additional living space. Whether you envision a home theater, a personal gym, or an entertainment area, the potential here is limited only by your imagination. Located in the vibrant community of Silverado, this home is conveniently close to a variety of restaurants, shopping centers, the renowned Spruce Meadows, home of the Masters, Sirocco Golf Course and Stoney Trail allowing easy access in and out of the city. Plus, you'll find many accredited schools nearby, making it a perfect location for families. Don't miss your chance to experience this exceptional property. Schedule a viewing today and make this beautiful house your new home!**

Inclusions: **SONOS Sound System, Zoned Sprinkler System**
 Property Listed By: **eXp Realty**

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