



THE
A-TEAM

**RE/MAX
FIRST**

66 SILVERADO RANCH Way, Calgary T2X 0K1

MLS®#: **A2172527** Area: **Silverado** Listing Date: **10/15/24** List Price: **\$1,369,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **14,219 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,723**
 Low Sqft:
 Ttl Sqft: **2,723**

DOM

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

Parking

Ttl Park: **14**
 Garage Sz: **5**

Access:

Lot Feat: **Back Yard,Front Yard,Greenbelt,Landscaped,Underground Sprinklers,Rectangular Lot,Views**
 Park Feat: **Double Garage Detached,Drive Through,Garage Faces Front,Oversized,Triple Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Garburator,Gas Cooktop,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Storage,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		4pc Bathroom	Basement	
4pc Bathroom	Upper		6pc Ensuite bath	Upper	
Living Room	Main	15`9" x 15`0"	Dining Room	Main	19`10" x 10`11"
Kitchen	Main	16`11" x 13`3"	Den	Main	10`5" x 10`0"
Laundry	Main	7`10" x 3`10"	Mud Room	Main	12`11" x 5`7"
Bedroom - Primary	Upper	20`0" x 12`11"	Bedroom	Upper	12`11" x 11`3"

Bedroom
Game Room
Bedroom

Upper
Basement
Basement

12`11" x 11`2"
24`10" x 19`6"
14`0" x 9`5"

Bonus Room
Bedroom

Upper
Basement

17`2" x 15`4"
16`0" x 12`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC

1110291

Remarks

Pub Rmks:

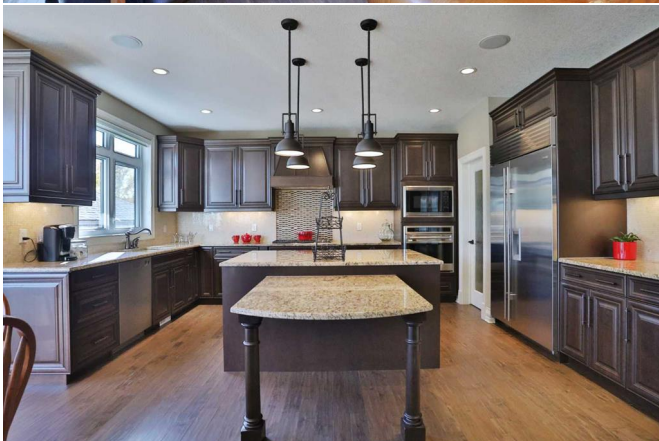
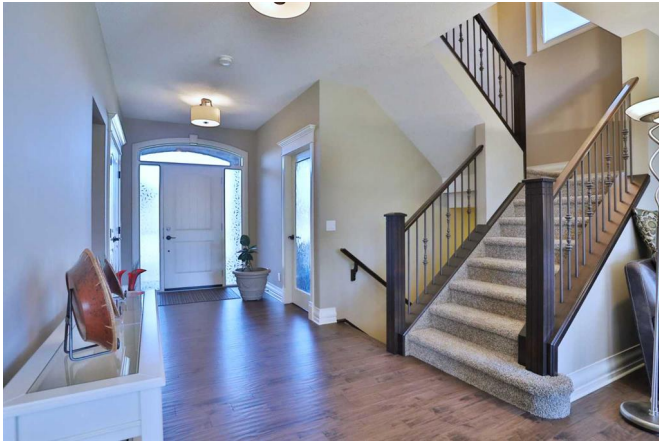
Here in the exclusive Ranches of Silverado is this truly incredible custom home backing onto a winding greenbelt & pathway in the popular Southwest Calgary community of Silverado. Nestled on almost 1/3 acre is this stunning two storey showpiece of refined living - built by Augusta Fines Homes with a total of 5 bedrooms + bonus room, handscaped hardwood floors, fully-loaded chef's kitchen with top-of-the-line appliances & 5 car garage...that's right...a triple attached garage + detached double garage! With over 3600sqft of air conditioned living space, this fully finished estate home boasts a wonderful free-flowing design featuring gracious living room with stone-facing fireplace complemented by built-in cabinets, open concept dining room with expanse of windows, dedicated home office with frosted glass French door & sensational gourmet kitchen with granite counters & oversized centre island, walkthru pantry to the laundry/mudroom & upgraded stainless steel appliances including Subzero fridge, Asko dishwasher, & Wolf gas cooktop & built-in convection oven. Upstairs there are 3 bedrooms, 2 bathrooms & bonus room area with built-ins; the private owners' retreat has vaulted ceilings & views of the backyard, large walk-in closet with built-in organizers & luxurious ensuite with granite-topped double vanities, make-up vanity, heated tile floors, free-standing MAAX tub & glass rainshower. The 2nd & 3rd bedrooms are both West-facing & have walk-in closets. The lower level - with oversized windows, is finished with 2 more bedrooms, another full bath & games/rec room with built-in cabinets & fireplace. Additional features include dedicated main floor home office, granite counters in the bathrooms, 9ft ceilings on all 3 floors, built-in ceiling speakers, Rinnai tankless on-demand water system, Samsung washer/dryer & built-in lockers/cabinets in the main floor laundry/mudroom, underground sprinklers & fantastic backyard complete with deck with gas BBQ line & gate to the greenbelt & walking path. And the icing on the cake are the garages...not only are there an attached double & single garage - both oversized & equipped with hot/cold water taps, but the double has a "passthrough" to the oversized detached double garage in the backyard. Plus the oversized exposed aggregate driveway can fit up to 9 more cars! Walking distance to municipal & environmental reserves & only minutes to neighbourhood schools & shopping, with Spruce Meadows at your doorstep & quick easy access to shopping & LRT at Shawnessy Town Centre, Stoney & MacLeod Trails.

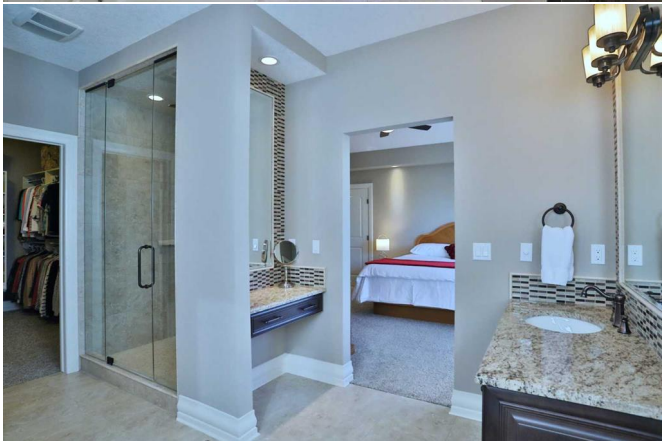
Inclusions:
Property Listed By:

Alarm system hardware
Royal LePage Benchmark

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

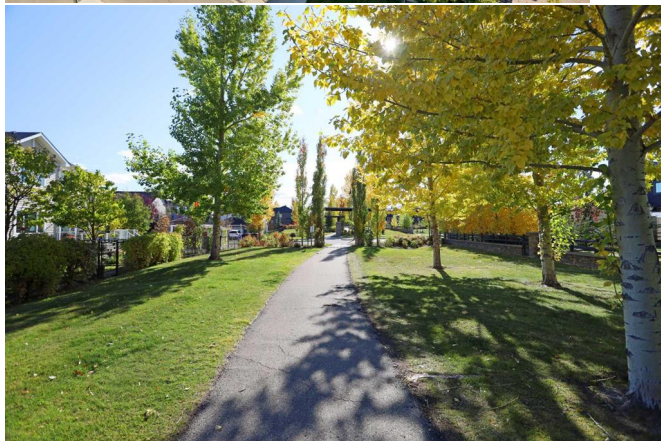












66 Silverado Ranch Way SW, Calgary, AB

Main Building: Total Exterior Area Above Grade 2723.22 sq ft



Main Floor
Exterior Area: 1020.14 sq ft

2nd Floor
Exterior Area: 845.85 sq ft

Basement (Below Grade)
Exterior Area: 1777.23 sq ft

0 7 14
ft

PREPARED: 2024/10/11

GUIDE

While square area excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.