



THE
A-TEAM

**RE/MAX
FIRST**

18 SILVERADO RANCH Way, Calgary T2X0M6

MLS®#: **A2173107**

Area: **Silverado**

Listing Date: **10/16/24**

List Price: **\$1,250,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2009**

Lot Information

Lot Sz Ar: **13,982 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Dog Run Fenced In,Lawn**
Park Feat: **Driveway,Heated Garage,Triple Garage Attached**

DOM

2

Layout

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

Parking

Ttl Park: **8**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Fireplace(s),Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Garage Control(s),Gas Stove,Microwave,Oven-Built-In,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Beamed Ceilings,Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s),Wet Bar,Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	6`1" x 8`6"
Kitchen	Main	13`7" x 13`8"
Pantry	Main	6`8" x 7`6"
2pc Bathroom	Main	6`7" x 5`2"
Laundry	Main	6`9" x 9`8"
4pc Bathroom	Second	6`8" x 11`0"
Bedroom	Second	13`5" x 10`0"

Room	Level	Dimensions
Living Room	Main	16`0" x 19`0"
Breakfast Nook	Main	11`5" x 13`4"
Den	Main	10`0" x 13`4"
Mud Room	Main	11`2" x 5`1"
Other	Main	23`1" x 12`1"
5pc Ensuite bath	Second	12`9" x 10`6"
Bedroom	Second	12`11" x 11`2"

Bedroom - Primary
4pc Bathroom
Bedroom
Furnace/Utility Room

Second
Basement
Basement
Basement

18`2" x 12`7"
8`10" x 8`9"
16`4" x 10`8"
13`6" x 11`4"

Walk-In Closet
Other
Game Room

Second
Basement
Basement

5`10" x 10`6"
7`0" x 7`6"
26`6" x 27`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0910246

Zoning:
DC

Remarks

Pub Rmks:

Welcome to your dream home! This stunning 2-storey detached house, built in 2009, boasts 2,422 sq ft of elegant and functional living. As you step inside, you're greeted by an inviting open concept layout that is perfect for entertaining and family gatherings. The high ceilings create a spacious ambiance, while large windows flood the living areas with natural light, complemented by a cozy gas fireplace for added warmth. The heart of the home features a stunning kitchen equipped with granite countertops, a gas burner stove, and brand-new dishwasher and fridge. Beautiful hardwood flooring extends throughout the main level, enhancing the home's sophisticated feel, while a stylish half bath adds to the home's functionality. On the main floor, the dedicated office comes complete with a surround sound system, perfect for both work and entertainment. Retreat to the upper level, where you'll find three generously sized bedrooms, including a luxurious master suite, with custom drawers and shelving in the impressive walk-in closet. The finished basement is an entertainer's dream, featuring a wet bar, a large rec room, an additional bedroom, and a full bathroom, all highlighted by an electric fireplace. This home is situated on a generous lot of 13,982.32 sq ft, showcasing a maintenance-free composite deck, ideal for outdoor gatherings, alongside a new shed and trees for added privacy. The triple garage is heated and cooled, providing year-round comfort and convenience. Located in close proximity to Spruce Meadows, home of the CPL's Cavalry FC, as well as Holy Child School (K-9), Ron Southern School (K-6), and a new Catholic School being built for K-12, this home truly combines luxury, functionality, and an ideal family-friendly environment. With all-new LED light fixtures and modern finishes throughout, this residence is perfect for today's lifestyle.

Inclusions:

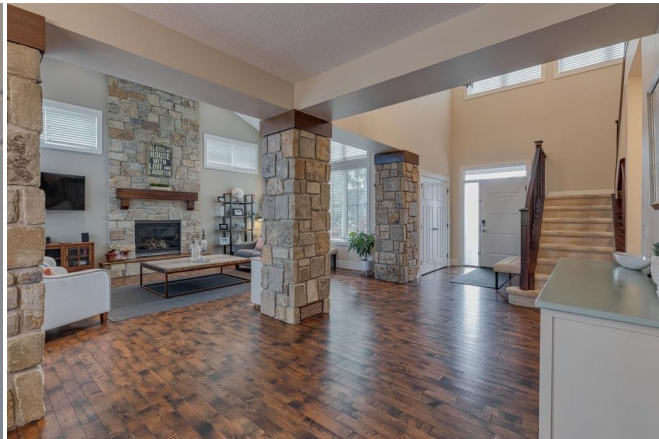
Shelves in the bedrooms, TV in the living room, master bedroom and another bedroom on the second level, lawn mover (located in the shed), security system (TV in utility room and 4 cameras), laundry rack in the laundry room with Dyson vacuum and wall attachment, TV wall mount in the basement, shelves in the utility room.

Property Listed By:

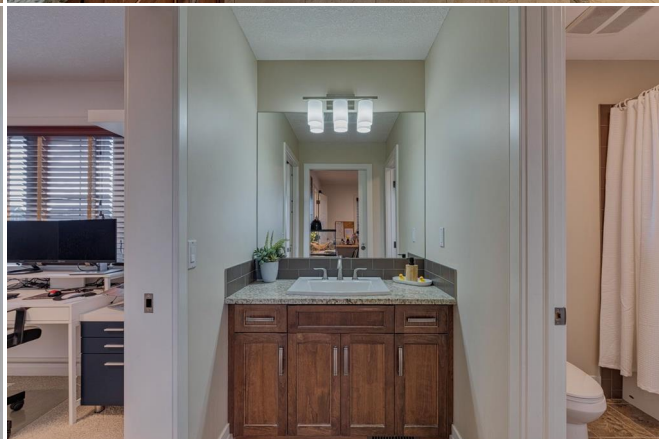
RE/MAX Real Estate (Central)

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

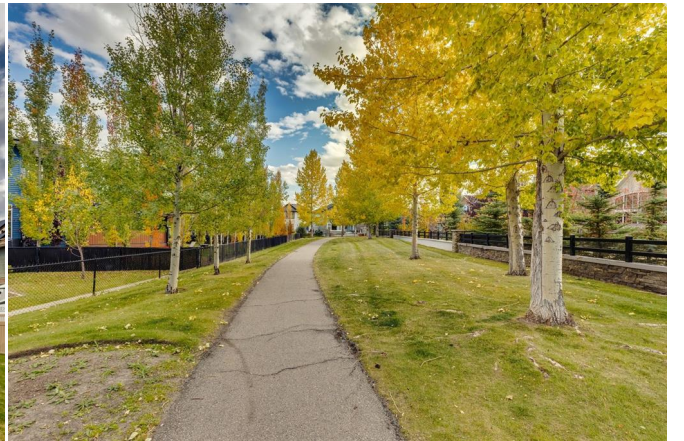












18 Silverado Ranch Way SW, Calgary, AB

Main Building Total Exterior Area Above Grade 2422.91 sq ft



Main Floor
Exterior Area 1425.16 sq ft

1st Floor
Exterior Area 1022.75 sq ft

Basement (Below Grade)
Exterior Area 1375.00 sq ft

0 7 14 21

PREPARED 2024/10/11

Notes: Figures are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

