

## 311 SILVERADO CREST Landing, Calgary T2X 0C6

10/29/24 MLS®#: A2175817 Area: Silverado Listing List Price: **\$1,790,000** 

Status: Active Calgary None Association: Fort McMurray County: Change:

Date:



**General Information** 

Prop Type: Sub Type: Detached City/Town: Calgary

Year Built: 2015 Lot Information

Lot Sz Ar: Lot Shape:

Access:

Residential

Finished Floor Area Abv Saft:

Low Sqft: 13,336 sqft Ttl Sqft: 3.661

DOM

<u>Layout</u>

4 (4)

6

3

3.5 (3 1)

2 Storey

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park:

Garage Sz:

3,661

85

Lot Feat: Back Yard, Backs on to Park/Green Space, Lawn, Landscaped

Park Feat: **Triple Garage Attached** 

## Utilities and Features

Roof: **Asphalt Shingle** 

Heating: Forced Air

Sewer:

Ext Feat: **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, Dryer, Water

**Softener, Window Coverings** 

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

Utilities:

Room Information

Room Level <u>Dimensions</u> Room Level **Dimensions** Main 14`11" x 12`0" 2pc Bathroom 5`5" x 5`8" **Dining Room** Main Fover 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" 14`0" x 13`7" 14`11" x 10`5" 5pc Ensuite bath Upper **Bedroom** Upper **Bedroom** Upper 15'0" x 9'11" **Bedroom** Upper 14`11" x 11`10" 7`7" x 7`10" **Family Room** Upper 15`0" x 15`2" Laundry Upper **Bedroom - Primary** Upper 14`11" x 13`6" Walk-In Closet Upper 10`7" x 6`9"

Legal/Tax/Financial

Title: Zoning: Fee Simple DC

Legal Desc: **1510993** 

Remarks

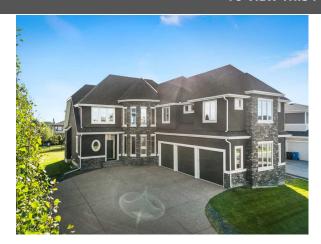
Pub Rmks:

Welcome to this stunning OVERSIZED lot with a SIDE ENTRANCE featuring 4 bedrooms and 4.5 bathrooms, nestled in the vibrant community of Silverado. As you enter through the grand foyer, you are welcomed by soaring HIGH CEILINGS adorned with hardwood flooring, and a beautiful chandelier that elegantly complements the coiled staircase. At the heart of the home, you'll find a cozy bonus room, complete with an electric fireplace, creating the perfect atmosphere for family nights. The kitchen is a chef's dream, showcasing stainless steel appliances including a built-in oven, microwave, dishwasher, and a gas cooktop, all nicely paired with beautiful granite countertops. The spacious dining room offers astonishing views of the lush green space and walking paths in the backyard, enhancing your dining experience. Step outside to discover a massive partially fenced backyard, ideal for family barbecues and gatherings, providing ample space for outdoor fun. As you ascend to the upper level, you are greeted by an open-to-below view that floods the family room with natural light, making it a perfect spot for game nights or relaxing. All four bedrooms upstairs come equipped with walk-in closets, ensuring plenty of storage space. The first bedroom features a convenient Jack and Jill bathroom. The primary bedroom is an elegant retreat, complete with a huge walk-in closet fitted with organizers and an ensuite bathroom that features a double vanity with granite countertops and ample cabinetry to keep your bathroom essentials neatly stored. The unfinished basement presents a blank canvas for your customization, already equipped with bathroom and wet bar rough-ins, as well as additional laundry hookups, perfect for a rental unit or additional private space for family and friends, the possibilities are endless! Located in the heart of Silverado, this home offers convenient access to various amenities including Spruce Meadows, the Sirocco Golf Course, and easy access to Stoney Trail and Bragg Creek, making weekend getaways to the moun

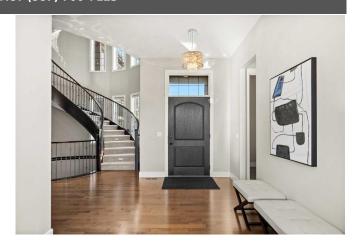
Inclusions: SONOS Sound System, Zoned Sprinkler System

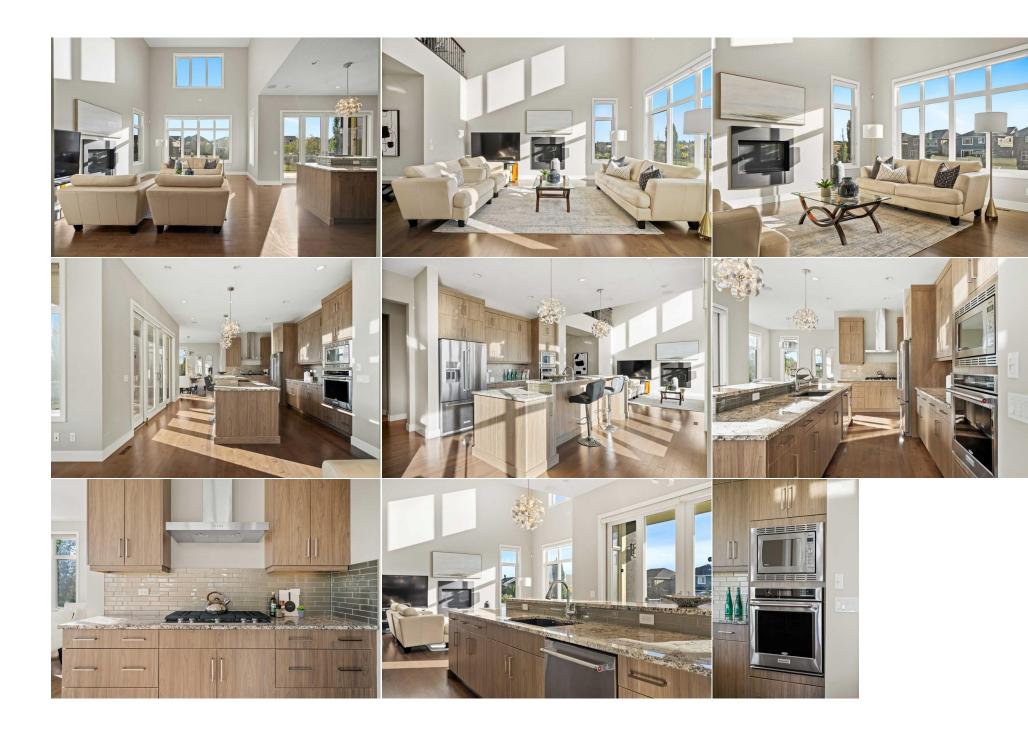
Property Listed By: **eXp Realty** 

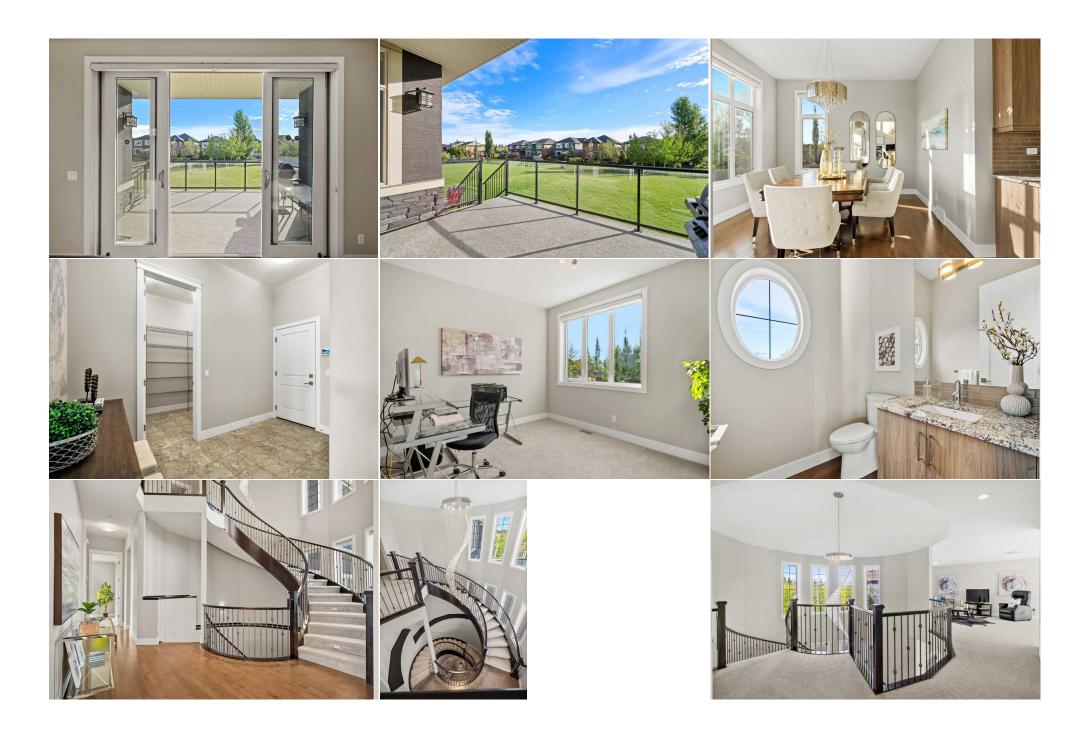
## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

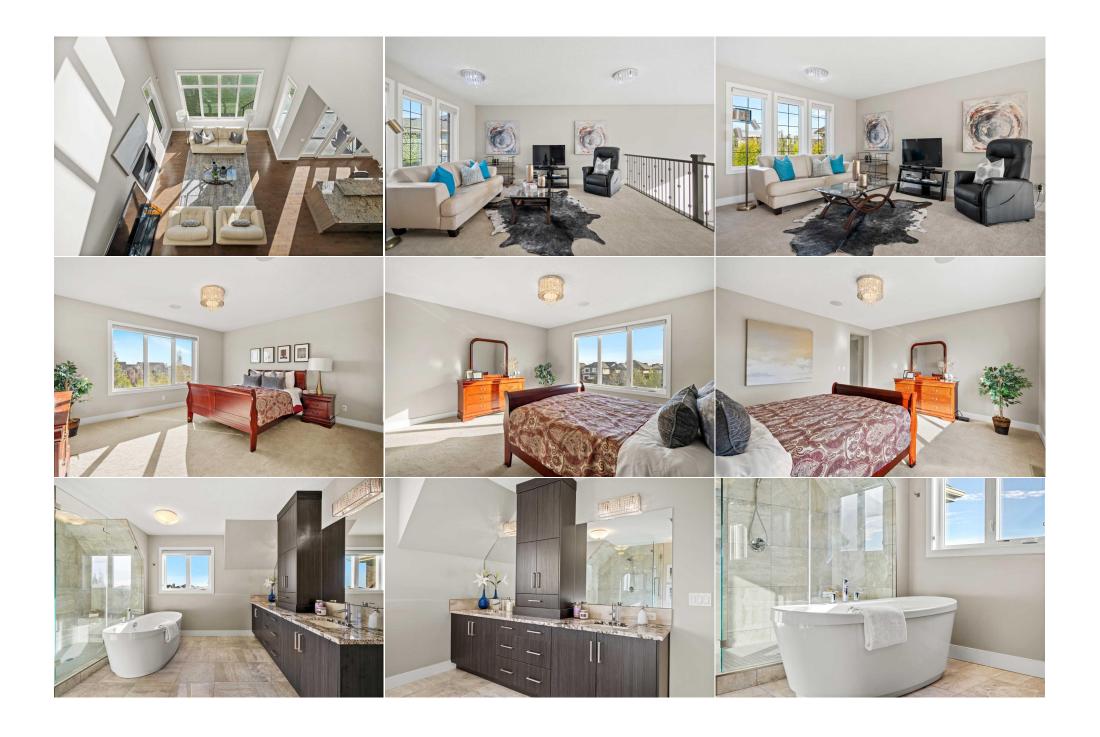


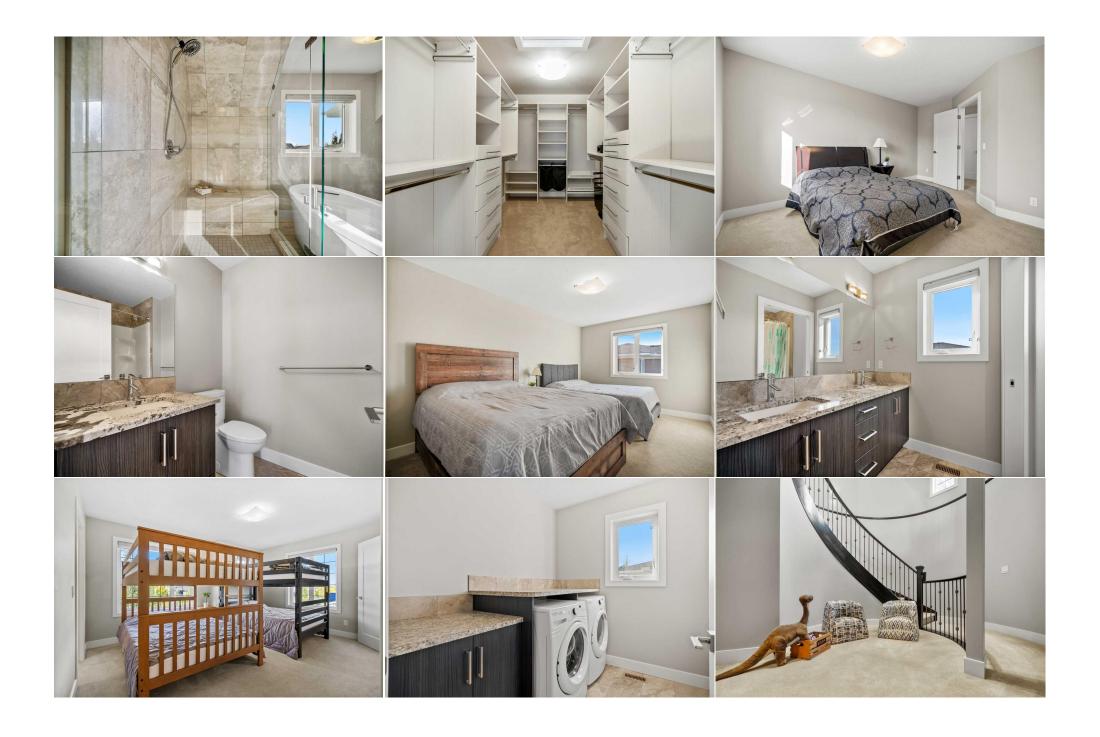


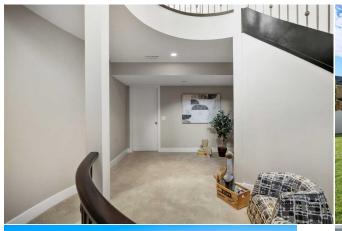




























## 311 Silverado Crest Landing SW, Calgary, AB



White regions 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