



THE
A-TEAM

**RE/MAX
FIRST**

311 SILVERADO CREST Landing, Calgary T2X 0C6

MLS® #: **A2175817**

Area: **Silverado**

Listing Date: **10/29/24**

List Price: **\$1,790,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **3,661**

Low Sqft:

Ttl Sqft: **3,661**

Lot Information

Lot Sz Ar: **13,336 sqft**

Lot Shape:

DOM

85

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,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,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	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 Ensuite bath Upper 14`0" x 13`7"
Bedroom Upper 15`0" x 9`11"
Family Room Upper 15`0" x 15`2"
Bedroom - Primary Upper 14`11" x 13`6"

5pc Bathroom Upper 9`2" x 10`6"
Bedroom Upper 14`11" x 10`5"
Bedroom Upper 14`11" x 11`10"
Laundry Upper 7`7" x 7`10"
Walk-In Closet Upper 10`7" x 6`9"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1510993**

Zoning: **DC**

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 mountains a breeze. Families will appreciate the multiple educational options nearby, including high schools, junior highs, and elementary schools, with a new Francophone education region on the way. Don't miss the opportunity to make this exceptional home yours. Schedule your showing today!

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













