



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**31 SILVERADO BANK Gardens, Calgary T2X 0L1**

MLS®#: **A2178892**      Area: **Silverado**      Listing Date: **11/12/24**      List Price: **\$829,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2011**  
Lot Information  
 Lot Sz Ar: **4,456 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,553**  
 Low Sqft:  
 Ttl Sqft: **2,553**

DOM

**9**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Garburator,Gas Stove,Microwave,Refrigerator,Washer/Dryer,Water Purifier,Wine Refrigerator**  
 Int Feat: **Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Covered Porch	Main	12`1" x 7`8"	Entrance	Main	8`3" x 13`5"
2pc Bathroom	Main	5`0" x 5`0"	Mud Room	Main	9`5" x 8`7"
Living Room	Main	17`8" x 17`0"	Kitchen With Eating Area	Main	11`5" x 15`11"
Dining Room	Main	15`11" x 8`10"	5pc Ensuite bath	Upper	15`11" x 9`8"
Walk-In Closet	Upper	11`7" x 6`3"	Bedroom - Primary	Upper	17`0" x 12`6"
Bedroom	Upper	11`7" x 10`0"	Bedroom	Upper	12`4" x 9`11"
3pc Bathroom	Upper	5`8" x 11`6"	Laundry	Upper	5`5" x 7`5"

**Bonus Room**

**Upper**

**16`2" x 21`0"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0812987**

Zoning:

**R-G**

Remarks

Pub Rmks:

**Welcome to this 2 storey, located on a quiet cul-de-sac, 2553 square feet lovely home in Silverado! The grand entry way lead you to modern open concept design with a delicate blend of warm and cozy style makes you feel right at home. This fabulous kitchen with upgraded appliances, gas stove, quartz counter top, added a nice touch to this gourmet kitchen. Upstair, come with a master bedroom with huge walk in closet and double vanity ensuite! 2 generous size bedrooms and a bonus room plus a full bath completed the second floor. Laundry on upper level - no wasted space. Upgrade: Air conditioning system installed year 2023, new shingles year 2022, new hot water tank year 2022 ! Close by to two schools, Ron Southern School, Holy Child School, and Silverado Francophone School is under construction! Dr. E.P. Scarlett High School, a very good ranking high school for the community of Silverado.**

Inclusions:

Property Listed By:

**n/a**

**Grand Realty**

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











