



THE
A-TEAM

**RE/MAX
FIRST**

374 SILVERADO Way, Calgary T2X0R4

MLS®#: **A2187318**

Area: **Silverado**

Listing Date: **01/13/25**

List Price: **\$869,900**

Status: **Active**

County: **Calgary**

Change: **-\$80k, 17-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar: **4,606 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard, Landscaped, Rectangular Lot**
Park Feat: **Concrete Driveway, Double Garage Attached**

DOM

8
Layout
Beds: **6 (4 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 4`11"	Entrance	Main	7`11" x 7`8"
Den	Main	8`10" x 10`5"	Living Room	Main	15`9" x 14`11"
Dining Room	Main	11`5" x 13`11"	Kitchen	Main	10`0" x 14`5"
Pantry	Main	5`7" x 5`9"	Mud Room	Main	6`10" x 7`7"
Bedroom	Second	12`2" x 10`7"	Bedroom	Second	13`2" x 10`1"
Bedroom	Second	13`1" x 11`4"	4pc Bathroom	Second	5`4" x 11`1"
Bonus Room	Second	9`8" x 11`1"	Laundry	Second	8`6" x 5`9"

Bedroom - Primary	Second	16`0" x 14`8"	5pc Ensuite bath	Second	13`11" x 9`6"
Walk-In Closet	Second	14`0" x 5`5"	Bedroom	Basement	10`6" x 12`3"
4pc Ensuite bath	Basement	7`11" x 4`11"	Kitchenette	Basement	6`2" x 2`1"
Dinette	Basement	3`10" x 6`4"	Laundry	Basement	3`5" x 3`5"
Bedroom	Basement	12`11" x 12`9"	4pc Ensuite bath	Basement	7`11" x 5`0"
Living/Dining Room Combination	Basement	15`5" x 12`6"	Kitchenette	Basement	6`4" x 2`2"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **1013712**

Remarks

Pub Rmks: **OPEN HOUSE - Sat. Jan 25 from 12-2. This is the home you have been waiting for! Over 3,700 square feet of exceptional living space...6 bedrooms, 4.5 bathrooms, TWO full separate short term rental suites (legal) in the basement to supplement the mortgage costs with their own separate entrance. THE DREAM PROPERTY. From the moment you walk into this incredible home you will fall in love. The main floor boasts of an entertainer's kitchen with an extended island, wood cabinetry, granite counters, a walk through pantry and tons of storage. The open floor plan invites you to relax in its grand dining room and spacious great room. A flex room, a half bath and a mud room (front and back) complete this level. Upstairs is a massive master retreat with walk in closet and spa like en-suite, a loft style flex room, 3 more generous sized bedrooms, laundry and a second full bath. The basement is so unique! Two separate (A/B) self contained short term rental units complete with its own laundry area. Remarkable! Never seen in a basement before; rented out 80% of the year. All of this plus a fully finished, landscaped, fenced backyard with flourishing fruit trees and a finished deck. Double car attached oversized garage, across from a school/playground/field, loads of extra parking and so close to shops and restaurants. Come see for yourself... book a showing today and fall in love.**

Inclusions: **N/A**
 Property Listed By: **Boutique Real Estate Group Inc.**

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













