



THE
A-TEAM

**RE/MAX
FIRST**

85 SILVERADO Boulevard, Calgary T2X 0C3

MLS®#: **A2188229**

Area: **Silverado**

Listing Date: **01/16/25**

List Price: **\$739,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **4,219 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,917**

Low Sqft:

Ttl Sqft: **1,917**

DOM

6

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey Split**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Corner Lot,Few Trees,Low Maintenance Landscape,Street Lighting,Rectangular Lot
Additional Parking,Alley Access,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage
Faces Front,Heated Garage,Off Street,Rear Drive**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard,Storage**

Construction:

Cedar,Stone,Vinyl Siding

Flooring:

Carpet,Laminate,Linoleum,Vinyl,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Oven,Garage Control(s),Garburator,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat: **Central Vacuum,Chandelier,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	5`5" x 7`2"	Kitchen	Main	11`6" x 12`10"
Dining Room	Main	9`6" x 10`11"	Living Room	Main	16`1" x 16`5"
Laundry	Main	5`8" x 8`11"	Bedroom - Primary	Second	11`11" x 12`9"
Bedroom	Second	9`11" x 11`11"	Bedroom	Second	8`11" x 11`2"
Bedroom	Basement	6`8" x 10`4"	Family Room	Basement	15`11" x 23`9"
Exercise Room	Basement	6`0" x 9`8"	Kitchenette	Basement	2`3" x 8`0"
Furnace/Utility Room	Basement	8`6" x 10`6"	2pc Bathroom	Main	4`11" x 4`11"

4pc Bathroom
3pc Bathroom

Second
Basement

4`11" x 8`11"
5`11" x 6`7"

4pc Ensuite bath
Bonus Room

Legal/Tax/Financial

Second
Second

8`2" x 8`11"
11`4" x 18`11"

Title:
Fee Simple
Legal Desc:

0613430

Zoning:
R-G

Remarks

Pub Rmks:

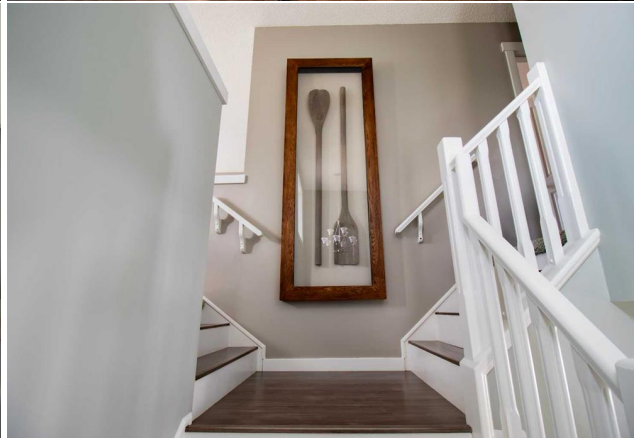
Welcome to this stunning single family home in the well established community of Silverado featuring 4 bedrooms and 3.5 bathrooms, central vacuum system, central air conditioning and heated attached garage. This meticulously well maintained property offers a spacious floor area of 1917.13 Sq Ft above grade and 758 Sq Ft of fully developed basement. As you enter the home you will find an open to above foyer with a walk-in closet. The main floor has an open concept layout with laminate floors and pot lights throughout a living room with fireplace, a dining room and a high quality modern Italian PEDINI kitchen featuring quartz countertops, stainless steel appliances, walk-in pantry and spacious kitchen island. You will also find the mudroom/laundry room and a 2 piece powder room that completes this floor. The second floor boasts a bonus room independent from bedrooms with abundant natural light. A primary bedroom with a walk-in closet and ensuite bathroom, 2 additional bedrooms that share a 4 piece bathroom. A fully developed basement with vinyl plank floors, pot lights throughout, a 120" screen with a 3D/4K projector and integrated sound system. You will find an extra bedroom, a 3 piece bathroom with a tiled large shower with glass doors, wet bar, gym area, entertainment area and the utility room with extra storage space. Outside, the south-facing backyard features a zero-maintenance composite deck with wind breaker clear glass panels, gas BBQ hook up, gravel path for extra parking and back alley access. This corner lot home has tons of exterior upgrades done in 2022 which include new roof shingles, new siding, exterior paint and vinyl fence and a 6' x 8' x 6' shed that can be use to storage gardening tools, bicycles, etc. The home is walking distance to a bus stop, playgrounds, schools (Catholic and future French immersion), shopping centre, pharmacy, banks, restaurants, daycare, gym and more... Easy access to main roads like Macleod Trail and Stoney Trail which takes you straight to the mountains. The closest LRT station is located in Somerset which is a 5 minutes drive same as Spruce meadows and just a few more to Granary Road Playground, Farmers Markets and South Health Campus Hospital. This home is move in ready and waiting for you to call it home, dont miss out!!!

Inclusions:
Property Listed By:

**Garage control
CIR Realty**

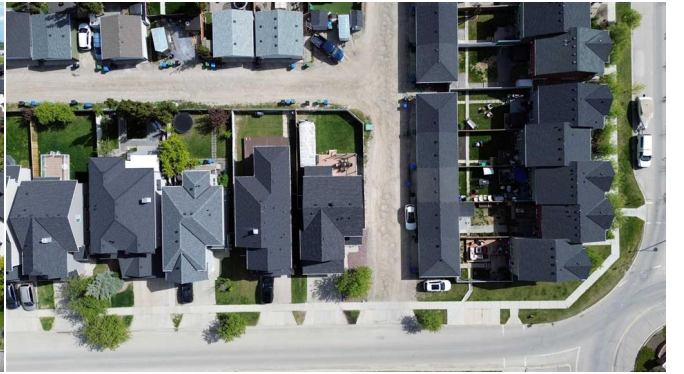
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











MAIN LEVEL
 GROSS AREA 85 Silverado Blvd SW - Calgary
 MAIN LEVEL: 893 Sqft, UPPER LEVEL: 1024.13 Sqft
 GARAGE: 433 Sqft
 TOTAL: 1917.13 Sqft

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