

## 311 SILVERADO CREST Landing, Calgary T2X 0C6

MLS®#:	A2188247	Area:	Silverado	Listing Date:	01/22/25	List Price: <b>\$1,740,000</b>	
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray	
				General In	formation		DOM



General Information				DOM	
Prop Type:	Residential			46	
Sub Type:	Detached			<u>Layout</u>	
City/Town:	Calgary	Finished Floor Ar	ea	Beds:	4 (4 )
Year Built:	2015	Abv Sqft:	3,661	Baths:	3.5 (3 1)
Lot Information		Low Sqft:		Style:	2 Storey
Lot Sz Ar:	13,336 sqft	Ttl Sqft:	3,661		
Lot Shape:				Darking	
				<u>Parking</u>	
				Ttl Park:	6
				Garage Sz:	3
Access:					
Lot Feat:	Back Yard, Backs	on to Park/Green Sp	oace,Landscaped,Lav	vn	
Park Feat:	Triple Garage At	tached			

Roof:	Asphalt Shingle Construction:							
Heating:	Forced Air			Composite Siding,Stor	Composite Siding,Stone,Stucco			
Sewer:				Flooring:	Flooring:			
Ext Feat:	BBQ gas line			Carpet, Hardwood, Tile	Carpet, Hardwood, Tile			
	••			Water Source:				
				Fnd/Bsmt:				
				Poured Concrete				
Kitchen Appl:		Built-In Oven,Centr Softener,Window C	· · · ·		s Cooktop,Microwave,Range	Hood,Refrigerator,Washer,Washer/Dryer,Wa		
Kitchen Appl: Int Feat: Utilities:		Softener,Window C	· · · ·	Garage Control(s),Garburator,Ga	s Cooktop,Microwave,Range	Hood,Refrigerator,Washer,Washer/Dryer,Wa		
nt Feat:		Softener,Window C	overings	Garage Control(s),Garburator,Ga	s Cooktop,Microwave,Range	Hood,Refrigerator,Washer,Washer/Dryer,Wa		
nt Feat: Jtilities:		Softener,Window C Built-in Features,D	overings ouble Vanity,Granite Counters,High C	Garage Control(s),Garburator,Ga eilings,Pantry,Walk-In Closet(s) Room Information				
nt Feat: Jtilities:		Softener,Window C	overings	Garage Control(s),Garburator,Ga eilings,Pantry,Walk-In Closet(s)	s Cooktop,Microwave,Range Level Main	Hood,Refrigerator,Washer,Washer/Dryer,Wa Dimensions 14`11" x 12`0"		
nt Feat: Jtilities: Room Ppc Bathroom		Softener,Window C Built-in Features,D Level	overings ouble Vanity,Granite Counters,High C Dimensions	Garage Control(s),Garburator,Ga eilings,Pantry,Walk-In Closet(s) Room Information Room	Level	Dimensions		
	•	Softener,Window C Built-in Features,D Level Main	overings ouble Vanity,Granite Counters,High C <u>Dimensions</u> 5`5" x 5`8"	Garage Control(s),Garburator,Ga ceilings,Pantry,Walk-In Closet(s) Room Information Room Dining Room	<u>Level</u> Main	Dimensions 14`11" x 12`0"		

4pc Bathroom 5pc Ensuite bath Bedroom Family Room	Upper Upper Upper Upper	5`5" x 7`10" 14`0" x 13`7" 15`0" x 9`11" 15`0" x 15`2"	5pc Bathroom Bedroom Bedroom Laundry	Upper Upper Upper Upper	9`2" x 10`6" 14`11" x 10`5" 14`11" x 11`10" 7`7" x 7`10"			
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:		-	-	-	the vibrant community of Silverado. As you eautiful chandelier that elegantly complements			

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

Inclusions: Property Listed By:

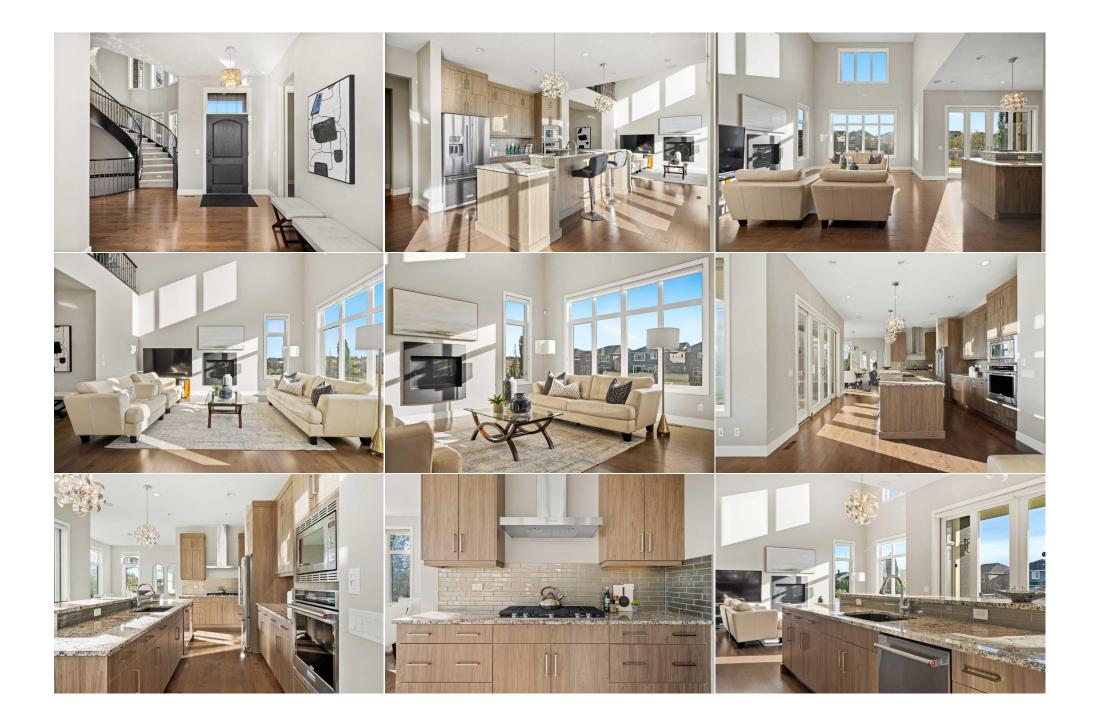
## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



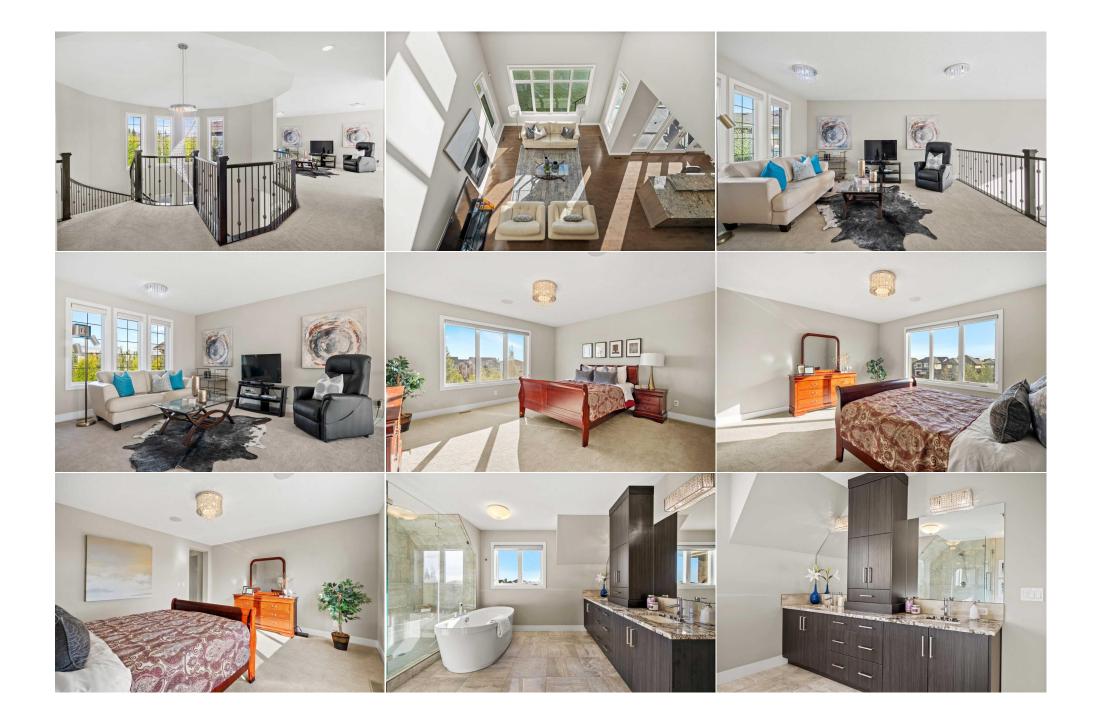
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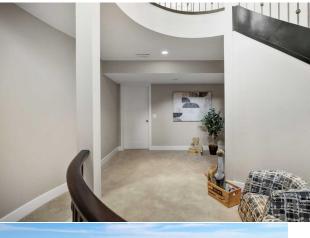


















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