



566 SILVERADO Boulevard, Calgary T2X 3Z2

MLS® #: **A2192409** Area: **Silverado** Listing **02/05/25** List Price: **\$824,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$25k, 16-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2017** Abv Sqft: **2,195**
Lot Information Low Sqft:
 Lot Sz Ar: **4,596 sqft** Ttl Sqft: **2,195**
 Lot Shape:

DOM

17
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Interior Lot,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air** **Stone,Vinyl Siding**
 Sewer: Flooring:
 Ext Feat: **BBQ gas line** **Carpet,Hardwood,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`8"	Dining Room	Main	13`0" x 9`5"
Foyer	Main	11`3" x 7`5"	Kitchen	Main	13`0" x 11`8"
Living Room	Main	15`4" x 14`0"	Mud Room	Main	13`2" x 6`4"
Office	Main	9`2" x 9`10"	Pantry	Main	7`9" x 7`1"
4pc Bathroom	Upper	9`2" x 4`11"	5pc Ensuite bath	Upper	12`7" x 10`1"
Bedroom	Upper	12`8" x 10`2"	Bedroom	Upper	12`9" x 10`0"
Family Room	Upper	13`10" x 13`11"	Laundry	Upper	7`1" x 7`2"
Bedroom - Primary	Upper	13`1" x 14`0"	Walk-In Closet	Upper	7`0" x 7`4"
4pc Bathroom	Basement	9`11" x 4`11"	Bedroom	Basement	9`9" x 12`11"
Bedroom	Basement	10`0" x 13`2"	Game Room	Basement	25`10" x 13`7"

Furnace/Utility Room

Basement

5`4" x 9`3"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1610318

Zoning:

R-G

Remarks

Pub Rmks:

This fully upgraded 5-bedroom family home in Silverado offers over 3,100 sq. ft. of developed living space with a thoughtfully designed open-concept layout and premium finishes throughout. The main floor welcomes you with a spacious foyer featuring dual entry closets and a built-in bench. The gourmet kitchen boasts a gas cooktop, chimney hood fan, built-in oven and microwave, a refrigerator with a waterline, an island with seating for four, full-height cabinetry, and a walk-through pantry. The dining area, with a feature wall, accommodates a table for 6-8 and leads to a large backyard deck with a BBQ gas line. The bright living room features a stunning fireplace with built-in decor nooks, and large windows flood the space with natural light. This level also includes a spacious home office, a stylish powder room with a floating vanity, a mudroom with built-ins, and a double attached garage with storage options. Upstairs, the primary retreat impresses with a massive walk-in closet and a spa-like ensuite featuring dual vanities, a tiled soaker tub, a stand-up shower, and two large windows. Down the hall, you'll find two additional bedrooms, a shared 4-piece bath, an upper-floor laundry with a side-by-side washer and dryer, and a bright bonus room for family relaxation. The fully developed basement offers even more living space with a large rec room equipped with built-in speakers, a full 4-piece bath, and two additional bedrooms. Silverado is a vibrant community with easy access to top-rated schools, shopping, transit, and major routes, plus quick access to the mountains and Spruce Meadows. Scenic pathways, green spaces, and ponds make it a perfect setting for outdoor enthusiasts. Move-in ready and designed for modern living—don't miss your chance to own this incredible home!

Inclusions:

Property Listed By:

GARAGE SHELVES, PROJECTOR MOUNT

eXp Realty

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













