



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**47 SILVERADO RIDGE Crescent, Calgary T2X0J9**

MLS® #: **A2198064**

Area: **Silverado**

Listing Date: **02/28/25**

List Price: **\$899,999**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 17-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2012**  
Lot Information  
Lot Sz Ar: **4,316 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,688**  
Low Sqft:  
Ttl Sqft: **2,688**

DOM

**52**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,City Lot,Cul-De-Sac,Front Yard,Landscaped,Lawn,Level,Low Maintenance Landscape,Rectangular Lot  
Double Garage Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Central,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Oven,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,No Smoking Home,Open Floorplan,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`2" x 4`0"
Foyer	Main	14`7" x 10`7"
Great Room	Main	14`8" x 17`10"
5pc Bathroom	Upper	12`11" x 6`11"
Bedroom	Upper	12`11" x 11`7"
Bonus Room	Upper	15`9" x 17`10"
Bedroom - Primary	Upper	13`11" x 16`7"

Room	Level	Dimensions
Dining Room	Main	14`4" x 13`9"
Kitchen	Main	14`6" x 12`6"
Mud Room	Main	7`8" x 9`5"
5pc Ensuite bath	Upper	12`10" x 9`6"
Bedroom	Upper	12`11" x 11`7"
Laundry	Upper	11`9" x 11`1"
Walk-In Closet	Upper	4`8" x 12`6"

**4pc Bathroom  
Game Room**

**Lower  
Lower**

**8`11" x 4`1"  
27`1" x 21`0"**

**Bedroom  
Furnace/Utility Room**  
Legal/Tax/Financial

**Lower  
Lower**

**12`6" x 11`2"  
15`11" x 10`11"**

Title:  
**Fee Simple**  
Legal Desc:

**0715756**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Welcome to this beautifully upgraded home in the heart of Silverado, offering over 3,000 sq. ft. of thoughtfully designed living space, nestled on a serene lot backing onto greenspace. From the moment you step inside, the large foyer welcomes you with its soothing decor and elegant finishes, setting the tone for the rest of this exceptional property. The bright and airy living room features a gorgeous rundlestone-look fireplace — a perfect focal point for gatherings. The adjacent modern kitchen is a chef's dream, complete with stainless steel appliances, a large island with seating, and a spacious dining area. French doors lead to a spectacular two-tier deck, complete with a hot tub, overlooking a beautifully landscaped backyard offering space and distance from your back neighbours. Practicality meets style in the spacious mudroom, which boasts built-ins, a walk-in closet, and convenient access to the garage and walk-thru pantry. Upstairs, the open-concept bonus room offers additional family space, while the primary suite is a true retreat featuring separate his/hers vanities, a corner soaker tub, oversized stand-alone shower, private enclosed W/C, and a walk-in closet flooded with natural light. Two additional bedrooms share a well-appointed Jack & Jill 5-piece ensuite, and the upper-level laundry room makes chores effortless with ample counter space, cabinets, shelving, a sink, and a bright window. The finished lower level expands your living space with a huge rec room anchored by a cozy gas fireplace, a 4th bedroom, a 4-piece bathroom, and abundant storage. With its incredible layout, quality finishes, great outdoor space, and prime location, this Silverado gem truly offers it all. Don't miss the opportunity to call this beauty your home!**

Inclusions:  
Property Listed By:

**None  
eXp Realty**

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











