

35 SILVERADO BANK Gardens, Calgary T2X 0L1

MLS®#: **A2199780** Area: **Silverado** Listing Date: **03/07/25** List Price: **\$899,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 06-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **6,490 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,637**
 Low Sqft:
 Ttl Sqft: **2,637**

DOM
37
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Landscaped,Lawn,Pie Shaped Lot,Street Lighting**
 Park Feat: **Additional Parking,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Range Hood,Refrigerator,Warming Drawer,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-G**
 Legal Desc: **0812987**

Remarks

Pub Rmks:

****OPEN HOUSE SAT 4/12 @ 1:00 PM - 4:00 PM** EXCEPTIONAL Family Home on a Coveted Cul-De-Sac in Silverado, SW Calgary!! Welcome to the DREAM HOME you've been waiting for, perfectly situated on one of the most sought-after streets in Silverado!! Nestled in a PRIME cul-de-sac location on a HUGE PIE-SHAPED LOT, this stunning 2-storey residence offers over 3,700 sq. ft. of LUXURIOUS LIVING space, featuring 4 spacious bedrooms, 3.5 bathrooms, an OVERSIZED attached double garage, a bright bonus room, a fully finished basement, central air conditioning & a meticulously designed chef's kitchen. As you step inside, the GRAND foyer with soaring ceilings, gleaming hardwood floors, and elegant tile accents sets the stage for this exceptional property. The OPEN-CONCEPT living and dining areas are perfect for hosting family gatherings, while the EXQUISITE chef's kitchen is a culinary MASTERPIECE. Equipped with modern high-end JENNAIR stainless steel appliances, this kitchen boasts BEAUTIFUL custom cabinetry, a large walk-in pantry, a central island with breakfast seating, sleek GRANITE countertops, GORGEOUS tile backsplash, and ample counter space. The main floor also offers a spacious mudroom area and a STYLISH 2-piece powder room. Upstairs, a sun-drenched bonus room awaits, PERFECT for a family media space or COZY RETREAT. The two secondary bedrooms are generously sized, sharing a beautifully UPGRADED 4-piece bathroom. The primary bedroom is a TRUE SANCTUARY, complete with a welcoming entrance to an EXQUISITE 5-piece SPA ENSUITE featuring designer porcelain tiles, granite countertops, dual vanities, a luxurious soaker tub, a glass-enclosed shower, and MAGNIFICENT large windows for beautiful natural light. For added convenience, the upper level also boasts a dedicated laundry room, making daily chores more efficient. Plush upgraded carpeting adds warmth and comfort throughout the upper level. The fully finished basement offers endless possibilities with one additional bedroom, a modern 4-piece bathroom, and a spectacular wet bar - GREAT FOR ENTERTAINING. The expansive recreation area is perfect for family game nights, a home theater, a home gym, or whatever your imagination desires. Outside, the MASSIVE, private backyard is an family's dream, offering the perfect setting for summer barbecues while children play safely in the fenced yard. Located in a PEACEFUL and family-friendly neighborhood, this home is within close proximity to EXCELLENT schools, parks, green spaces, public transit, shopping, and more. Silverado is renowned for its top-rated schools, making it the ideal community for families seeking a quality education for their children. The schools include Dr. E.P. Scarlett High School (French Immersion), Harold Panabaker School (Chinese Bilingual), Ron Southern School, Holy Child School (Catholic). Furthermore, construction of a new K-6 and 7-12 schools for the Southern Francophone Education Region is currently underway. Make this DREAM HOME your reality - CALL TODAY!!**

Inclusions:

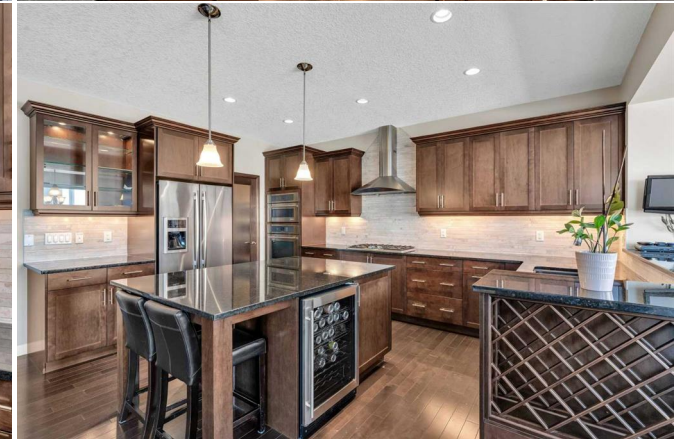
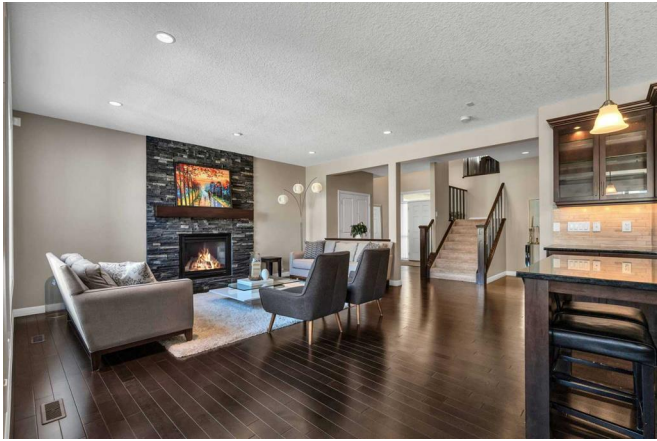
None

Property Listed By:

MaxWell Capital Realty

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















GROSS INTERNAL AREA
 FLOOR 1: 1,088 sq. ft. (GROSS) = 1,178 sq. ft.
 FLOOR 2: 1,104 sq. ft. (GROSS) = 1,193 sq. ft.
 FLOOR 3: 1,104 sq. ft. (GROSS) = 1,193 sq. ft.

