# \$899,900 - 35 Silverado Bank Gardens Sw, Calgary

MLS® #A2199780

## \$899,900

4 Bedroom, 4.00 Bathroom, 2,638 sqft Residential on 0.15 Acres

Silverado, Calgary, Alberta

\*\*OPEN HOUSE SAT 4/26 @ 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!!

Built in 2011

#### **Essential Information**

MLS® # A2199780 Price \$899,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,638
Acres 0.15
Year Built 2011

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 35 Silverado Bank Gardens Sw

Subdivision Silverado
City Calgary
County Calgary
Province Alberta
Postal Code T2X 0L1

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**Amenities** 

Amenities None

Parking Spaces 4

Parking Additional Parking, Double Garage Attached, Front Drive, Garage Door

Opener, Garage Faces Front, Insulated, Oversized

# of Garages 2

Interior

Interior Features 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

Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer,

Garage Control(s), Garburator, Gas Cooktop, Range Hood, Refrigerator,

Warming Drawer, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces

Fireplaces Gas, Living Room, Mantle, Stone

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot, Street

Lighting

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 7th, 2025

Days on Market 59

Zoning R-G

HOA Fees 218

HOA Fees Freq. ANN

## **Listing Details**

Listing Office MaxWell Capital Realty

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