

# **\$869,900 - 35 Silverado Bank Gardens Sw, Calgary**

MLS® #A2199780

**\$869,900**

4 Bedroom, 4.00 Bathroom, 2,638 sqft

Residential on 0.15 Acres

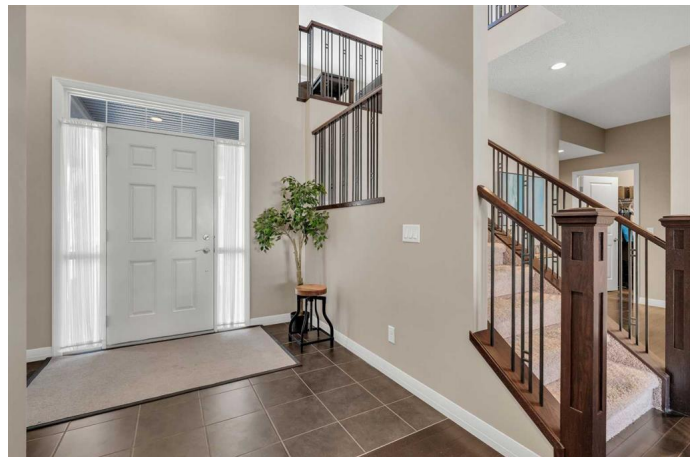
Silverado, Calgary, Alberta

**\*\*CHECK OUT THE VIDEO TOUR\*\***

**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 beautiful chef's kitchen, and **NEW ROOF & SIDING (2022)**. 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	\$869,900
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

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Additional Parking, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized
# of Garages	2

### Interior

Interior Features	Double Vanity, Kitchen Island, Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Bar Fridge, Built-In Oven, Gas Cooktop, Range Hood, Warming Drawer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Cul-De-Sac, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	March 7th, 2025
Days on Market	102
Zoning	R-G
HOA Fees	218
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Capital Realty
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