

\$649,888 - 61 Silverado Boulevard Sw, Calgary

MLS® #A2082828

\$649,888

5 Bedroom, 4.00 Bathroom, 2,011 sqft
Residential on 0.10 Acres

Silverado, Calgary, Alberta

Here's your 2nd chance at this home as it's back on the market due to Buyer's not being able to secure their financing. Welcome to this beautiful 2 Storey home in the sought after community of Silverado. As you walk towards this house, you will notice yourself beginning to relax as you realize this is the home you have been waiting for. This home is just over 2000 square feet which does not even include the fully finished suited (illegal) basement below that can easily be converted to a revenue property or extra space for your growing family. As you enter the front entrance, you will notice the den/flex room that can easily accommodate families working from home. Step in further right into a gorgeous gathering area that is comprised of a spacious living room and cozy fireplace, a dining area overlooking the back yard, and your very own DREAM KITCHEN that comes complete with Stainless Steel and Black appliances, Granite counter tops and kitchen island. The stunning oak hardwood floors throughout further enhances the beauty of this open concept area. There is a 2pce bath and laundry area that finishes off the main level. Upstairs, get ready to relax in your massive sized BONUS ROOM as well as the 3 spacious sized bedrooms that comes complete with a private 4pce Ensuite and Walk in closet in the Master bedroom, and another 4pce bath for the rest of the family. In the basement, there is an additional 2 rooms that can be used as a bedroom or den, 4 pce bathroom,



spacious living area and kitchen area with stove and fridge. Basement has it's own private entrance through a separate door in the garage. Outside, enjoy family bbq's in your big back yard and nice sized deck. The summers will be even more enjoyable. This beautiful home has tons of upgrades including, but not limited to, a brand new CLASS 4 ROOF (2022), New premium siding, gutters and downspouts (2022), brand new high tech stainless steel fridge (2023), New furnace, new Powered vent water tank (Sept 2023), and a ton of pot lights installed on the exterior of the home. As an added bonus, this is conveniently located near many shopping plazas, all the amenities you can think of, within walking distance to schools and close to transit (future Silverton C-Train), parks and major thoroughfares - Stoney Trail, Macleod Trail and Deerfoot Trail. This home has it all including PRIDE OF OWNERSHIP. These owners are the original owners that have taken great care of this home throughout the years. All that's left to do is for you to call your favourite REALTOR to secure your private showing of what could be the next place you call HOME. Welcome HOME!!! OPEN HOUSE SAT, SEPT 23 FROM 10:30AM - 12PM AND SUNDAY, SEPT 24 FROM 2PM - 4PM. Check out Virtual 3D tour!

Built in 2007

Essential Information

MLS® #	A2082828
Price	\$649,888
Sold Price	\$660,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,011

Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	61 Silverado Boulevard Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0C5

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 22nd, 2023
Date Sold	October 26th, 2023
Days on Market	34
Zoning	R-1
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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