

\$1,999,999 - 317 Silverado Ranch Manor Sw, Calgary

MLS® #A2091868

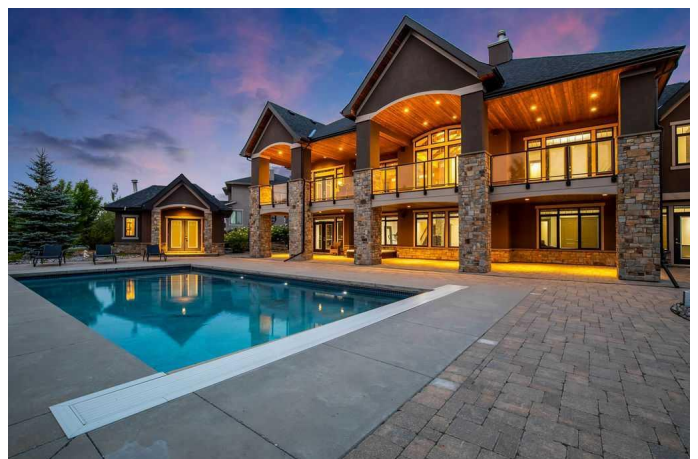
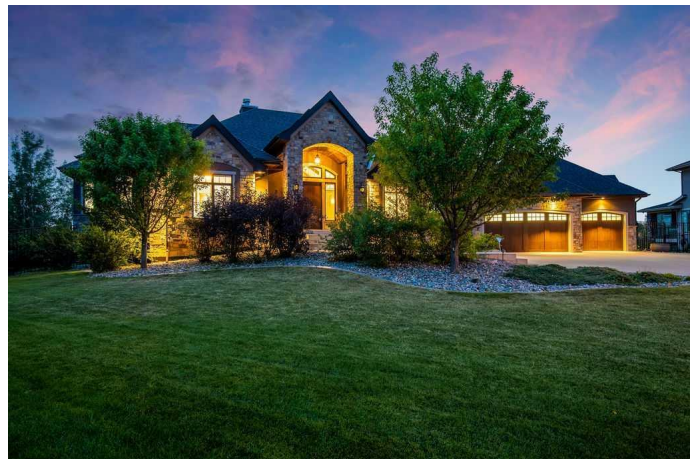
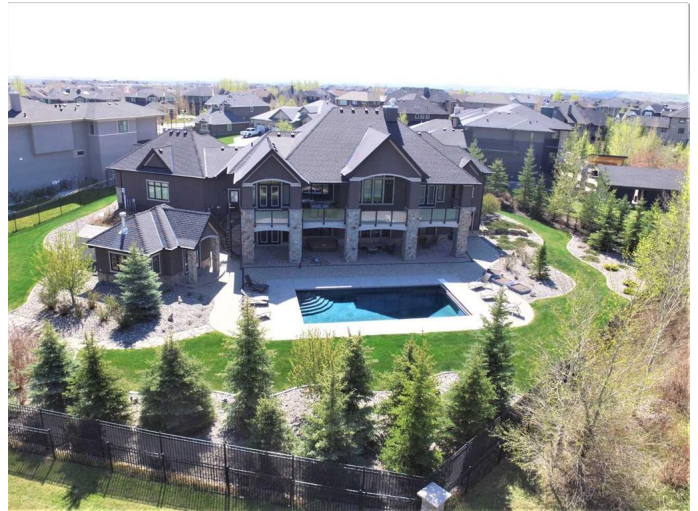
\$1,999,999

4 Bedroom, 5.00 Bathroom, 2,263 sqft

Residential on 0.64 Acres

Silverado, Calgary, Alberta

As you pull into this community you will realize you have found a hidden gem. The Ranches of Silverado is comprised of 74 estate lots. Located on a cul-de-sac , (with fantastic neighbours) & backing green space, a natural reserve & the iconic Spruce Meadows, this custom built home has been gently lived in and highly upgraded. From the real interior & exterior stone, to the cedar soffits & solid wood entrance door, these natural elements never date or go out of style. As you enter take a minute to take in the soaring ceilings & solid fir timbers. The grand entrance will give a warm welcome to all that enter. Custom crafted by an incredible boutique builder & built for entertaining, this open concept main floor features hand hewn white oak flooring, a huge kitchen with large island & west windows across the entire back of the home. A Viking appliance package will make the chef in the family proud & a huge walk-in pantry will ensure you can stock up & never run out of supplies. The dining area will comfortably seat at least 8 of your friends & family & the island has room for another 4. The primary bedroom has a door to the sprawling tiled deck and will easily handle your king size bed & oversized furniture. The ensuite features a deep soaker tub with a dual vanity & stunning marble counters. The walk-in closet is sure to house all of your clothing, shoes & accessories. All bedrooms in this home have access to their own full bathroom. Make your way to the east wing of this home & here you will appreciate a



spacious mud room with lockers to keep everyone organized as they come & go. There is a laundry area with a sink & tons of counter space & cupboards for storage. The triple, oversized 26'x38' garage has in-floor heat with plenty of room for 3 vehicles & a workshop area. The walkout basement is every bit as spectacular as the main floor. The wet bar has been perfectly placed to accommodate indoor & outdoor parties. There is a media room, (media equipment included), for family fun nights and a family room with the second oversized fireplace. There is lots of room for your workout equipment and there are 2 more bedrooms, one with access to the backyard. In-floor heat & large windows makes this area not feel like a basement at all. One of the largest & most beautiful backyards you will have the pleasure to visit awaits you. At .63 of an acre there is plenty of room for all of your outdoor activities. A fire pit with slate pathway is cleverly tucked in the corner. There is a concrete 18'x36' heated pool with electric cover. The hot tub is sure to become a favorite place to relax and enjoy the peace & quiet. The pool house has a 3 piece bathroom; this will keep all of those wet footprints outside. This home has been meticulously maintained with a new pool cover & pump in 2021, pool boiler in 2024, hot tub cover 2022, the shingles were replaced in 2022 & the eaves in 2023. This pretty home has a total of 4295 sq feet making it perfect for an empty nester or a family.

Built in 2012

Essential Information

MLS® #	A2091868
Price	\$1,999,999
Sold Price	\$1,885,000

Bedrooms	4
Bathrooms	5.00
Full Baths	5
Square Footage	2,263
Acres	0.64
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	317 Silverado Ranch Manor Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0V2

Amenities

Amenities	Outdoor Pool, Pool, Spa/Hot Tub
Parking Spaces	8
Parking	Heated Garage, Oversized, Triple Garage Attached

Interior

Interior Features	Bar, Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Soaking Tub, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Gas Stove, Microwave, Refrigerator, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Fire Pit, Garden, Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Front Yard, Lawn, No Neighbours Behind, Landscaped, Yard Lights, Pie Shaped Lot, Private, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2023
Date Sold	April 10th, 2024
Days on Market	156
Zoning	DC (pre 1P2007)
HOA Fees	220.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX REALTY PROFESSIONALS
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