

\$849,900 - 406 Silverado Boulevard Sw, Calgary

MLS® #A2101870

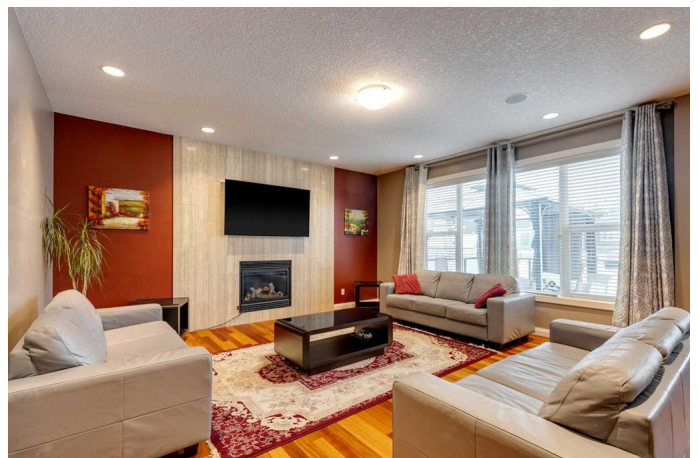
\$849,900

4 Bedroom, 4.00 Bathroom, 2,700 sqft
Residential on 0.11 Acres

Silverado, Calgary, Alberta

*****\$50K PRICE IMPROVEMENT!! *****

Welcome to your dream home! This stunning detached house with 4 BEDROOMS/4 BATHROOMS and over 3,800 SQUARE FEET OF DEVELOPED SPACE offers the perfect blend of comfort, style, and functionality. Step inside and be captivated by the spacious layout. The heart of the home is the gourmet kitchen, complete with modern appliances and ample counter space. The WALK THROUGH PANTRY makes unpacking groceries a breeze. Need a quiet space to work or study? Look no further – this home boasts a convenient main level office, providing the ideal environment for productivity and focus. The upstairs features a bonus room with vaulted ceilings that can be transformed into your own private retreat or entertainment area. Unwind in the luxurious primary suite, featuring a walk-in closet and ensuite bath with double sinks for ultimate relaxation. Entertain friends and family in the fully finished basement, offering plenty of space for games, movie nights, and gatherings. Forget about expensive off-site storage. This basement has THREE DIFFERENT STORAGE AREAS. Step outside and discover your own private oasis – this home backs onto a scenic path, providing serene views and endless opportunities for outdoor enjoyment. The deck is 30 feet long and maintenance free. The Roof Shingles and Hot Water Tank were changed in 2021. The Water Softener was changed recently. The garage is painted &



finished. The location is only a block away from Ron Southern School(K-6) and only a few minutes drive from Silverado Marketplace featuring Sobeys, Anytime Fitness(24 hrs/day), Kildares Irish Pub, Poached YYC and Shoppers Drug Mart. It also provides easy access to Stoney Trail and MacLeod Trail. Book a showing today before itâ€™s gone!

Built in 2011

Essential Information

MLS® #	A2101870
Price	\$849,900
Sold Price	\$807,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,700
Acres	0.11
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	406 Silverado Boulevard Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X0N9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 15th, 2024
Date Sold	March 22nd, 2024
Days on Market	36
Zoning	R-1
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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