

# \$775,000 - 347 Silverado Boulevard Sw, Calgary

MLS® #A2128121

**\$775,000**

3 Bedroom, 3.00 Bathroom, 2,689 sqft

Residential on 0.11 Acres

Silverado, Calgary, Alberta

Welcome to the community of Silverado. This stunning 2-storey is a must-see! With 2,688 sq. ft, 3 beds, and 2.5 baths, it offers plenty of space for a growing family. The main floor features 9' high ceilings and gleaming hardwood flooring throughout. The main floor offers an open floorplan with a spacious foyer, living room with 3 sided gas Fireplace, gourmet kitchen, dining area, family room, laundry room, and half bath. The kitchen and all baths boast granite countertops and plenty of storage space. The Upper level offers a massive Bonus room with 9'8" Vaulted ceilings. The huge Master Bedroom also features a walk-in closet, and a 5 pc Ensuite with Granite countertops, Double vanity, Soaker tub, double glass shower, and windows. There are 2 additional large Bedrooms, each with walk-in closets, and a 4 pc Bath with Granite countertops and Double vanity. The unfinished Basement with Bathroom rough-in provides endless possibilities for customization. The Backyard is Fully Fenced and Landscaped with Flower Beds. The property is conveniently located within walking distance to Holy Child School, Ron Southern School, playgrounds, and public transit. Close proximity to shopping centers, restaurants, pond, and major roads like Stoney Trail.

Built in 2010

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2128121    |
| Price          | \$775,000   |
| Sold Price     | \$800,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,689       |
| Acres          | 0.11        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 347 Silverado Boulevard Sw |
| Subdivision | Silverado                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2X 0L4                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer                     |
| Heating           | Forced Air                                                                                        |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Family Room, Gas                                                                                  |
| Has Basement      | Yes                                                                                               |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Private Yard  
Lot Description        Landscaped, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 2nd, 2024  
Date Sold                May 6th, 2024  
Days on Market        4  
Zoning                    R-1  
HOA Fees                210.00  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            CIR Realty

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