

\$850,000 - 170 Silverado Bank Circle Sw, Calgary

MLS® #A2135623

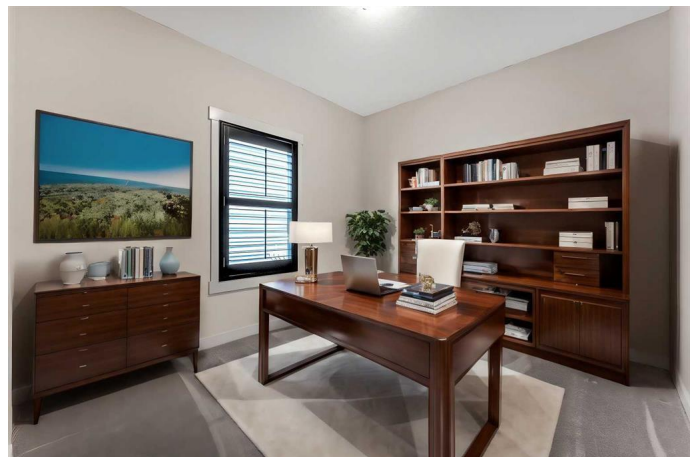
\$850,000

5 Bedroom, 4.00 Bathroom, 2,660 sqft

Residential on 0.11 Acres

Silverado, Calgary, Alberta

Ideal for first-time homebuyers and young families, this charming and well-maintained 5-bedroom home is located on a quiet street, just a short walk from two schools: Catholic Board (K-9) and CBE (K-6) and the new French (K-12) school currently being built. As you enter, you'll be greeted by a spacious foyer leading to a welcoming main floor with beautiful hardwood floors. The bright living room seamlessly connects to a functional kitchen featuring granite island counters and stainless steel appliances including gas range. Enjoy meals in the cozy breakfast nook with access to an expansive deck complete with Dura-Dek. The main floor also includes a formal dining area, a convenient powder room, and a roomy office den. Upstairs, the large primary bedroom offers a versatile flex area, a walk-in closet, and a luxurious 5-piece ensuite. You'll also find 3 additional bedrooms, a full four piece bathroom, and a generous bonus room perfect for family activities. The fully finished walk-up basement provides even more living space with a fifth bedroom, a full bathroom with heated floors, a two-tiered theatre room, and a bright family room for endless entertainment. Additional upgrades include high-quality custom shutters, central air, a radiant heater in the double attached garage. The backyard is perfect for outdoor fun, featuring a well-built, high capacity storage shed. The yard will stay green all year round with the professionally installed artificial grass. Plenty of walking trails meander



through the community beginning with a beautiful tree lined park across the street. Don't miss out on this perfect family home!

Built in 2008

Essential Information

MLS® #	A2135623
Price	\$850,000
Sold Price	\$876,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,660
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	170 Silverado Bank Circle Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0K9

Amenities

Amenities	Community Gardens
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Pantry, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator,

	Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

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

Additional Information

Date Listed	May 28th, 2024
Date Sold	May 31st, 2024
Days on Market	3
Zoning	R-1
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Sotheby's International Realty Canada
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