

# \$1,699,000 - 413 Silverado Ranch Manor Sw, Calgary

MLS® #A2136372

**\$1,699,000**

3 Bedroom, 3.00 Bathroom, 3,488 sqft  
Residential on 0.50 Acres

Silverado, Calgary, Alberta

OPEN HOUSE June 1st (Saturday ) 1:00-4:00 pm. Welcome to your dream home! This meticulously crafted executive family residence is nestled on an impressive half-acre lot, exuding elegance from every angle. As you approach, the striking roof peaks, covered entrance, and spacious foyer immediately convey a sense of grandeur. Step inside this nearly 3500-square-foot above-grade gem and instantly feel like you've entered a showcase home. Immaculate and bathed in natural light, the main level showcases seamless maple hardwood flooring that leads to a captivating spiral staircase and an abundance of windows. The heart of the home is the thoughtfully designed main floor, perfect for hosting memorable gatherings. The kitchen, a culinary enthusiast's dream, features exquisite granite countertops, custom full-height cabinets, top-of-the-line stainless steel appliances, and a generous central island. Adjacent, you'll find a welcoming eating area and a sun-soaked family room with a southern exposure, creating an inviting space for entertaining. Additionally, the main floor encompasses a cozy living room adorned with a gas fireplace, a private front office, and a bright family dining area that seamlessly extends to the backyard. Upgraded closet organizers and soft-close drawers offer practical storage solutions. A well-appointed powder room completes this level. The upper floor boasts three bedrooms plus a bonus room, including a luxurious primary suite. This



elegant retreat features separate walk-in closets for both partners, an ensuite with dual sinks, an oversized shower, and a sumptuous built-in soaker tub, evoking a spa-like ambiance. The secondary bedrooms are generously sized and enjoy ample natural light, complemented by a lavish five-piece main bathroom. The basement awaits your personal touch, providing a blank canvas for your vision. Whether you envision a home gym, a wine cellar, a home cinema, an additional bedroom, or bathroom (rough-in conveniently located near the furnace room), the possibilities are boundless. The outdoor living space mirrors the home's excellence, featuring a concrete patio perfect for al fresco dining or evening gatherings. There's also a designated play area for the kids and an automated sprinkler system to maintain the lush greenery. Lovingly cared for by its original owners, this residence showcases extensive upgrades, including a new roof and gutters in 2022. Seize the opportunity to call this exceptional residence your own and relish the epitome of luxury living in this sought-after community. The proximity to the Silverado wetlands adds to the tranquility, while easy access to nearby elementary and high schools enhances the appeal. Arrange your private viewing today to immerse yourself in the beauty and sophistication of this extraordinary home. We can't wait to welcome you!

Built in 2013

**Essential Information**

MLS® #	A2136372
Price	\$1,699,000
Sold Price	\$1,610,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	3,488
Acres	0.50
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	413 Silverado Ranch Manor Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0V2

### **Amenities**

Amenities	None
Parking Spaces	9
Parking	Triple Garage Attached

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Walk-In Closet(s)
Appliances	Built-In Gas Range, Built-In Range, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Playground, Private Yard
Lot Description	Cul-De-Sac, Landscaped, Level, Pie Shaped Lot, Private

Roof	Asphalt
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 29th, 2024
Date Sold	October 26th, 2024
Days on Market	150
Zoning	DC (pre 1P2007)
HOA Fees	210.00
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	TrustPro Realty
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