

\$799,900 - 406 Silverado Way Sw, Calgary

MLS® #A2143043

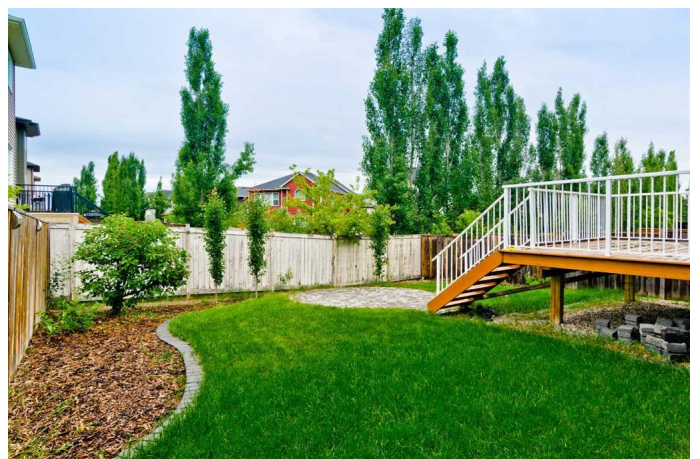
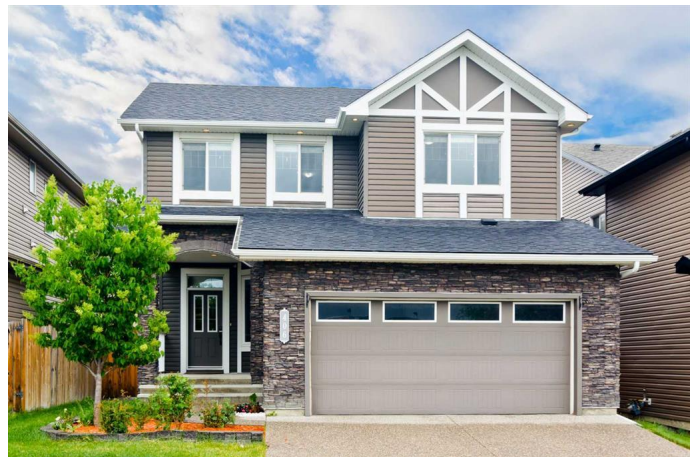
\$799,900

3 Bedroom, 3.00 Bathroom, 2,508 sqft

Residential on 0.11 Acres

Silverado, Calgary, Alberta

Welcome to the highly sought-after community of SILVERADO. This is a truly stunning home boasting over 2500 sqft of livable space and is perfectly suited to fit your growing family. Situated on a generous SOUTH FACING lot with a private yard , with new SOD on back and front yard with some fruit trees. including a large deck, the abundance of natural light is sure to please. The home includes all the features you would expect with a modern build, including CENTRAL AIR CONDITIONING, HIGH EFFICIENCY FURNACE, , walk through pantry, STAINLESS STEEL APPLIANCES, home office, and so much more. Upon first entering the home, youâ€™™ will notice a private flex room, perfect as a dedicated home office, essential for the work from home professionals. The open-concept layout of the main floor boasts 9 FOOT CEILINGS and HARDWOOD flooring. The kitchen features WOOD CABINETS, complete with beautiful GRANITE countertops, a spacious walkthrough pantry, high-end appliances including gas range, and a large kitchen island that comfortably seats the entire family. A formal dining area next to the kitchen can fit a full-sized dining table, making it the perfect setting for intimate family breakfasts or for entertaining larger numbers during dinner parties. The living room contains a gas fireplace, perfect to cozy-up during the cold winter months, and the large windows will always guarantee a bright and airy



atmosphere. The spacious Primary Bedroom that easily fits a king-size bed and offers a walk-in closet and a 5-pc ensuite complete with a luxurious bathtub and separate shower. The upper level also offers two additional spacious bedrooms and a 4-pc bathroom. Also upstairs you will find the dream bonus room , with VAULTED CEILINGS and large enough to fit a large sectional, TV and exercise equipments. The unfinished lower level, is not to be ignored also 9'™ ceiling, a lot of space just waiting for a family retreat. Whether you are looking for open living/recreation space or a retreat for either homeowners or guests with extra bedrooms and fancy bathrooms. Silverado is a great walkable neighbourhood with an 80 acre nature reserve, walking paths, ponds and green spaces throughout the neighbourhood. Walk to both elementary and Junior High school. Southern Francophone Education Region and will be able to accommodate 350 students. You will appreciate the close proximity to Stoney Trail to making it easy to access the stunning Rocky Mountains! With Spruce Meadows, several local Recreation Centres and the Shawnessy Shopping centre all minutes away. THIS IS AN AWESOME HOME.

Built in 2012

Essential Information

MLS® #	A2143043
Price	\$799,900
Sold Price	\$800,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	2,508
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	406 Silverado Way Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X0R4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer
Heating	ENERGY STAR Qualified Equipment, Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle

Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2024
Date Sold	August 27th, 2024
Days on Market	54
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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