

# \$750,000 - 158 Silverado Bank Circle Sw, Calgary

MLS® #A2148596

**\$750,000**

4 Bedroom, 4.00 Bathroom, 2,005 sqft

Residential on 0.11 Acres

Silverado, Calgary, Alberta

Welcome to this beautifully appointed family home located on a quiet, mature tree-lined street. This updated property offers over 2800 sq ft of living space over 3 levels, ideal for growing families or those who love to entertain.

Upon entering, you are greeted by a spacious foyer that leads to the main living and kitchen area. The main floor features a well-designed layout with a bright and airy living room with gas fireplace. The adjacent dining area is ideal for hosting gatherings, and the gourmet kitchen is a chef's dream with ample cabinet space, stainless steel appliances including a new LG smart fridge. Large kitchen island offers additional seating great for a quick meal or doing homework.

Upstairs, you'll find three generous bedrooms, including a very large primary bedroom suite that boasts a walk-in closet. The recently renovated ensuite bathroom is a standout feature, showcasing a designer freestanding soaker tub and a luxurious glass walk-in shower, creating a spa-like retreat right at home!

The upper level also includes a large, bright West facing bonus room, providing an additional versatile space that can be used as a media room, or play area for kids.

The lower level of the home offers even more potential with a walk-up basement with an illegal secondary suite, providing flexibility for extended family living or rental income opportunities.



Outside the property is surrounded by lush greenery and is just steps away from extensive walking paths, perfect for outdoor enthusiasts and nature lovers alike.

Location is 2 blocks from a brand new K-6/7-12 francophone school anticipated to open in 2025. This is only one of many schools in the area making Silverado a sought after community for families.

Schedule your private showing today and envision yourself living in this remarkable property!

Built in 2009

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2148596    |
| Price          | \$750,000   |
| Sold Price     | \$745,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,005       |
| Acres          | 0.11        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 158 Silverado Bank Circle Sw |
| Subdivision | Silverado                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 0L1                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

## Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, Vinyl Windows                                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Gas                                                                                                      |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full, Suite, Walk-Out                                                                          |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | None                                                               |
| Lot Description   | Fruit Trees/Shrub(s), Low Maintenance Landscape, Landscaped, Level |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Brick, Vinyl Siding, Wood Frame                                    |
| Foundation        | Poured Concrete                                                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2024 |
| Date Sold      | July 19th, 2024 |
| Days on Market | 7               |
| Zoning         | R-1             |
| HOA Fees       | 25.00           |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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