

\$899,900 - 42 Silverado Ridge Link Sw, Calgary

MLS® #A2148910

\$899,900

4 Bedroom, 4.00 Bathroom, 2,625 sqft

Residential on 0.11 Acres

Silverado, Calgary, Alberta

This beautiful house has everything you could dream of: home office for two people, movie theatre, home gym, full-size bar, game room, sauna, steam shower, AC, charming outdoor space and so much more!

Meticulously maintained by the original owners, this home is close to brand new condition, yet fully finished and move-in ready. The main floor starts with a home office with functional built-in work areas for 2 people, which can be used for meeting clients, conveniently located next to the house entrance.

The living room features a stunning stone wall above the fireplace, extra-large windows on two levels, and an open-to-above design that floods the space with natural light.

The kitchen has real wood cabinets, stainless steel appliances and granite countertops. Built-in oven is great for baking enthusiasts, easy-to-clean induction cooktop will boil a pot of water in no time. The oversized walkthrough pantry leads to the garage entrance equipped with functional built-ins for outerwear, shoes and bags. The laundry completes the main floor with brand-new Electrolux washer and dryer.

Upstairs includes spacious master bedroom with large ensuite and walk-in closet, as well as 2 other decent-size bedrooms. The bonus room was converted to a home gym but can easily be used either as a 4th bedroom or a playroom for children. The space is large enough to accommodate a desk and a



bookcase.

Finally, in the basement you will find an entertainment paradise, where you can spend time relaxing in sauna or steam shower, watching movies with friends and family, socializing with friends at the full-size bar, playing board games and even dancing under the disco light. The 4th bedroom of very decent size completes the basement.

The house has 2 outside areas: front porch facing west for afternoon tea or coffee and east facing backyard with fruit trees (2 apples and 1 sour cherry), oversized deck with 12x12 gazebo and large patio, beautifully separated from the garden by elegant white pergola, 2 lamp post lights and perennial shrubs.

Backyard lighting can be controlled from your phone and is running on timer. 2 sheds in the backyard provide ample storage for your bicycles, lawn mower and gardening tools.

The front double attached garage is nicely organized with multiple storage and shelving units, features electric vehicle charger, bike lift and a gigantic storage space above the garage door for all your seasonal equipment.

Walking distance to 3 great schools: Catholic K-9, Public K-6 and brand-new Francophone K-12 school that will be completed in 2025.

Kids playground is a mere 2 minutes' walk away. Within 5 minutes' walk are extensive natural pathways that will make you feel in the countryside. Spruce Meadows with its horse jumping competitions, soccer games and seasonal festivities is only 10 minutes' walk away.

You must see this house in-person to appreciate all the nice features and details that will make your life truly enjoyable in this home

Built in 2010

Essential Information

MLS® #

A2148910

Price	\$899,900
Sold Price	\$890,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,625
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	42 Silverado Ridge Link Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0J9

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, No Smoking Home, Pantry, Sauna
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	July 26th, 2024
Days on Market	7
Zoning	R-1
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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