

# \$899,900 - 35 Silverado Bank Gardens Sw, Calgary

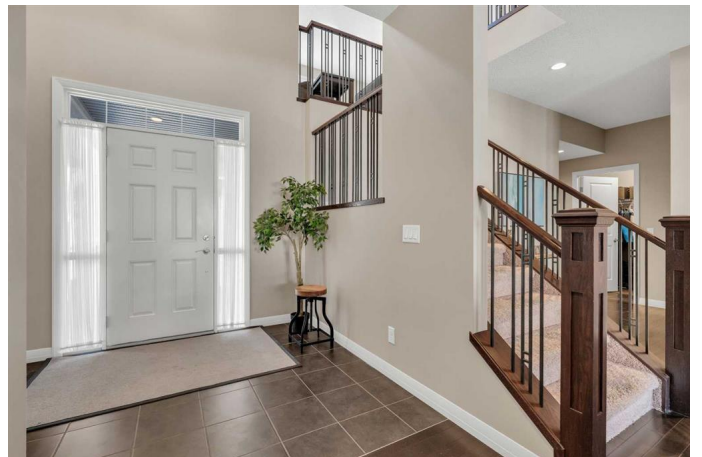
MLS® #A2199780

**\$899,900**

4 Bedroom, 4.00 Bathroom, 2,638 sqft  
Residential on 0.15 Acres

Silverado, Calgary, Alberta

**\*\*OPEN HOUSE SAT 04/12 @ 1:00 PM - 4:00 PM\*\*** EXCEPTIONAL Family Home on a Coveted Cul-De-Sac in Silverado, SW Calgary!! Welcome to the DREAM HOME you've been waiting for, perfectly situated on one of the most sought-after streets in Silverado!! Nestled in a PRIME cul-de-sac location on a HUGE PIE-SHAPED LOT, this stunning 2-storey residence offers over 3,700 sq. ft. of LUXURIOUS LIVING space, featuring 4 spacious bedrooms, 3.5 bathrooms, an OVERSIZED attached double garage, a bright bonus room, a fully finished basement, central air conditioning & a meticulously designed chef's kitchen. As you step inside, the GRAND foyer with soaring ceilings, gleaming hardwood floors, and elegant tile accents sets the stage for this exceptional property. The OPEN-CONCEPT living and dining areas are perfect for hosting family gatherings, while the EXQUISITE chef's kitchen is a culinary MASTERPIECE. Equipped with modern high-end JENNAIR stainless steel appliances, this kitchen boasts BEAUTIFUL custom cabinetry, a large walk-in pantry, a central island with breakfast seating, sleek GRANITE countertops, GORGEOUS tile backsplash, and ample counter space. The main floor also offers a spacious mudroom area and a STYLISH 2-piece powder room. Upstairs, a sun-drenched bonus room awaits, PERFECT for a family media space or COZY RETREAT. The two secondary bedrooms are generously sized, sharing a beautifully UPGRADED



4-piece bathroom. The primary bedroom is a TRUE SANCTUARY, complete with a welcoming entrance to an EXQUISITE 5-piece SPA ENSUITE featuring designer porcelain tiles, granite countertops, dual vanities, a luxurious soaker tub, a glass-enclosed shower, and MAGNIFICENT large windows for beautiful natural light. For added convenience, the upper level also boasts a dedicated laundry room, making daily chores more efficient. Plush upgraded carpeting adds warmth and comfort throughout the upper level. The fully finished basement offers endless possibilities with one additional bedroom, a modern 4-piece bathroom, and a spectacular wet bar - GREAT FOR ENTERTAINING. The expansive recreation area is perfect for family game nights, a home theater, a home gym, or whatever your imagination desires. Outside, the MASSIVE, private backyard is a family's dream, offering the perfect setting for summer barbecues while children play safely in the fenced yard. Located in a PEACEFUL and family-friendly neighborhood, this home is within close proximity to EXCELLENT schools, parks, green spaces, public transit, shopping, and more. Silverado is renowned for its top-rated schools, making it the ideal community for families seeking a quality education for their children. The schools include Dr. E.P. Scarlett High School (French Immersion), Harold Panabaker School (Chinese Bilingual), Ron Southern School, Holy Child School (Catholic). Furthermore, construction of a new K-6 and 7-12 schools for the Southern Francophone Education Region is currently underway. Make this DREAM HOME your reality - CALL TODAY!!

Built in 2011

## **Essential Information**

MLS® #	A2199780
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,638
Acres	0.15
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	35 Silverado Bank Gardens Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0L1

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Additional Parking, Oversized
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings, Warming Drawer
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Cul-De-Sac, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	34
Zoning	R-G
HOA Fees	218
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	MaxWell Capital Realty
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