

# \$775,000 - 310 Silverado Bank Circle Sw, Calgary

MLS® #A2208351

**\$775,000**

3 Bedroom, 4.00 Bathroom, 2,360 sqft  
Residential on 0.11 Acres

Silverado, Calgary, Alberta

This beautifully designed 3 bedroom, 4 bathroom home offers over 3300sqft of thoughtfully finished living space across all three levels. From the moment you arrive, the charming curb appeal stands out with its upper balcony, extra dormer style windows in the vaulted bonus room and additional garage windows that flood the space with natural light. Step into the oversize foyer, setting the stage for the grand feel of this home. The open concept main floor is bright and inviting featuring a cozy fireplace in the living room, French doors leading to a private office-perfect for working for Home. The kitchen is a chefs dream , huge island with a wraparound raised breakfast bar, corner pantry, ample cabinetry and countertops and stainless steel appliances including a gas range. Garden doors lead to the sunny west facing backyard, ideal for relaxing, or entertaining. A half bath and access to the attached garage complete this level. On the upper level, youâ€™™ find an impressive vaulted bonus room, bathed in natural light thanks to the extra upper windows. This space is perfect for lounging, entertaining, or even a plant lovers paradise! Step onto the east facing upper balcony, the perfect spot for your morning coffee as the sun rises. The spacious primary suite is a true retreat, featuring a walk-in closet and a 5pc en suite, corner soaker tub, standup shower, dual vanity with make up seating area and a private water closet. Two additional generously size bedrooms, 4pc main bathroom and a



convenient upper level laundry room complete this floor. The fully finished basement is fully developed and versatile, It includes a half bath, tons of storage, built-in wiring for sound and is prepped for a movie projector, perfect for a home theatre set up! need an extra bedroom? Not a problem as there is a space that can easily be converted with the addition of just one wall. Outside the landscaped backyard features an apple tree, cherry tree and raspberry bush, plus pre-wired for a hot tub if you choose to add one. The attached garage has tall ceilings and upper windows, making it feel bright and spacious. This home sits on a quite street in the desirable community of Silverado, within walking distance to shops, steps to a small playground and scenic walking/bike paths and offers quick access to stony Trail. Don't miss out on this incredible Home book your showing today.

Built in 2009

### **Essential Information**

MLS® #	A2208351
Price	\$775,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,360
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	310 Silverado Bank Circle Sw
Subdivision	Silverado

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0L3

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	5
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office      CIR Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.