

# **\$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 5/10 @ 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

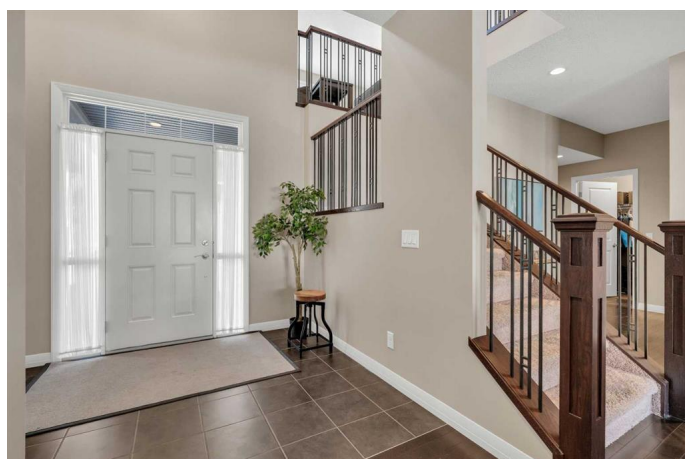
STYLISH 2-piece powder room. Upstairs, a

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 an 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        | Additional Parking, Double Garage Attached, Garage Door Opener, Front Drive, Garage Faces Front, Insulated, Oversized |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | 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), Breakfast Bar, Wet Bar |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Range Hood, Refrigerator, Warming Drawer, Washer, Window Coverings, Bar Fridge                                      |
| 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, Cul-De-Sac, Landscaped, Lawn, 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 | 62              |
| Zoning         | R-G             |
| HOA Fees       | 218             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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