



GRASSROOTS

REALTY GROUP

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**91 Silverado Ridge Crescent SW
Calgary, Alberta**

MLS # A2304508



\$809,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,433 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: n/a

Style, space, and sophistication perfectly describe this exquisite home. The moment you enter, a spectacular view opens before you. The spacious foyer features an open to above ceiling, leading into a bright main floor with high ceilings, hardwood floors and numerous windows that bathe the home in natural light. Elegant wooden railings lead to the second floor, while a generously sized flex area offers the versatility to suit any family’s needs. The kitchen is a chef’s delight, featuring dark stained cabinetry, a gas range, quartz countertops, a walk through pantry and a breakfast bar for casual dining. It flows seamlessly into the spacious dining area and inviting living room, both perfectly positioned along the back of the home where an impressive wall of windows captures sunlight throughout the day. The living room serves as a cozy focal point, centered around a beautiful gas fireplace. From the dining area, glass doors open onto the expansive southeast facing deck, overlooking the sprawling backyard, an ideal setting for outdoor dining, entertaining guests or simply enjoying the sunshine and open space. Upstairs, the thoughtful layout continues with a blend of comfort and functionality. Across from the stairwell, a charming seating nook with a built-in bench and an elegant arched window creates a perfect reading escape. Just beside it, a compact workspace provides a practical area for studying or working from home, while a conveniently located laundry room adds everyday ease. This level also features two generously sized bedrooms, one of which is highlighted by an oversized window that fills the room with natural light, along with an additional 4 piece bathroom. At the center of the upper floor is a spacious bonus room overlooking the soaring open to above foyer, offering a bright and airy gathering space for the whole family. The

impressive primary suite serves as a private retreat, complete with its own gas fireplace. The spa-inspired ensuite features his-and-hers vanities with quartz countertops, a dedicated makeup station, a corner soaker tub, and a large walk-in closet. The fully finished basement expands the living space further, offering a large recreation room perfect for movie nights or a home gym, along with an additional bedroom and full bathroom for guests or extended family. The home is equipped with a built-in sound system with in-ceiling and outdoor speakers, plus a tankless water heater installed just three years ago. Ideally situated, this home is within walking distance of Holy Child School (K–9), close to Ron Southern School (K–6) and Complexe scolaire francophone de Silverado (a Francophone school Grade K–12)., making the morning routine a breeze for families. A short drive brings you to the Somerset LRT Station, the YMCA, Spruce Meadows, and Shawnessy Plaza, with quick access to Stoney Trail for an easy commute.