



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**417 Silverado Boulevard SW
Calgary, Alberta**

MLS # A2308050



\$729,999

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,984 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, No Back Lane, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Wet Bar		

Inclusions: Dishwasher in Basement, Refrigerator in Garage, Freezer in Garage, Television & Wall Mount in Upper Level Bonus Room, Television & Wall Mount in Basement, Television in Bedroom 2 on Upper Level, Mounted Garage Shelving

OPEN HOUSE Saturday, May 9, 1:00-4:00 PM! Welcome to 417 Silverado BV SW! This meticulously maintained, original-owner home in the family-friendly community of Silverado offers nearly 2,900 sq ft of beautifully developed living space. With exceptional curb appeal, an exposed aggregate driveway and walkway lead you to a charming stone archway and inviting front porch. Step inside to a bright, open-concept main level featuring 9’ knockdown ceilings, large windows, and a seamless blend of ceramic tile and hardwood flooring. The spacious living room is warm and inviting, complete with a gas fireplace and custom built-in shelving, while the kitchen is designed for both everyday living and entertaining. Enjoy granite countertops, a large island, ample cabinetry, and stainless steel appliances, including a new stove (2026), fridge (2024), and dishwasher (2024). A convenient walkthrough pantry provides direct access to the oversized double attached garage. A 2-piece powder room completes the main level. Upstairs, you’ll find a generous bonus room, perfect for family movie nights or a kids’ play space. The primary retreat offers a 5-piece ensuite and walk-in closet, while two additional well-sized bedrooms, a full 4-piece bathroom, and a convenient upper laundry room complete the level. The fully developed basement with 9’ ceilings expands your living space even further, featuring a large recreation area with a full wet bar complete with a fridge, dishwasher, granite countertops, and plenty of cabinet storage. A spacious fourth bedroom with a walk-in closet and a 4-piece bathroom makes this level ideal for guests or extended family. Enjoy summer comfort with central A/C, and step outside to your private backyard oasis featuring a recently stained two-tiered deck, BBQ gas line, and thoughtfully designed landscaping. Significant recent

updates include on-site finished hardwood floors (2025) and major exterior upgrades, including new siding, fence, deck (2024), roof (2022), and garage door (2023), offering peace of mind for years to come. Perfectly located within walking distance to both public and Catholic schools, and just minutes from Spruce Meadows, Sirocco Golf Club, shopping, dining, fitness centers, and major routes including Stoney Trail and Macleod Trail. Silverado is a vibrant, family-oriented community with parks, pathways, and endless opportunities to enjoy the outdoors. This is a home that truly shows pride of ownership. Book your showing today!