



**486 Silverado Boulevard SW  
Calgary, Alberta**

**MLS # A2313585**



**\$849,900**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,606 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, No Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub		
<b>Inclusions:</b>	N/A		

Experience elevated family living in the sought-after community of Silverado. Offering approximately 2,600 sq. ft. of beautifully finished living space, this impressive single-family home blends luxury, comfort, and versatility in a peaceful, family-friendly setting. Designed for modern living, the bright and open main floor welcomes you with a grand foyer, spacious living areas, and a large private office—perfect for working from home or creating a quiet study space. Thoughtfully designed for both everyday living and entertaining, the home offers an inviting atmosphere filled with natural light. Enhanced soundproofing throughout the interior walls creates added comfort and privacy, while upgraded insulation around the garage contributes to improved year-round efficiency. Upstairs, you’ll find three generously sized bedrooms, including two exceptional primary suites, each complete with its own full ensuite bathroom—an ideal layout for growing families or multi-generational living. 4 of the home’s 5 bedrooms feature walk-in closets, providing exceptional storage and functionality. The fully finished basement with a separate entrance adds incredible flexibility and value, featuring two additional bedrooms, a second set of washer and dryer, and a convenient kitchenette. Whether accommodating extended family, hosting guests, or exploring future income opportunities, this space offers endless possibilities. Thoughtfully equipped for comfort and convenience, the home also includes 2 Furnaces for efficient climate control, 2 sets of Laundry appliances for added flexibility, and a Radon monitoring meter installed in the utility room for additional peace of mind. Perfectly positioned directly across from Ron Southern School and steps from parks and green spaces, this location delivers the lifestyle families are looking for. Enjoy convenient

access to shopping, everyday amenities, and Spruce Meadows, while experiencing the tranquility of one of Calgary's most desirable family communities. A rare opportunity to own a spacious home that perfectly balances elegant living, family functionality, thoughtful upgrades, and future potential in Silverado.