



**GRASSROOTS**

REALTY GROUP

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**75 Silverado Bank Gardens SW  
Calgary, Alberta**

**MLS # A2315376**



**\$998,488**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,084 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Granite, Hardwood, Marble, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, No Animal Home		

**Inclusions:** N/A

WELCOME HOME to this exceptional, meticulously maintained luxury residence in the highly sought-after community of Silverado. Offering over 4,300 sq. ft. of fully developed living space, this home delivers the perfect blend of elegance, comfort, and seamless functionality for modern family living. **THE FIRST IMPRESSION:** Step inside to a grand, 18-ft open-to-below foyer that sets a dramatic tone. The main floor boasts 9-ft ceilings, rich walnut hardwood flooring, and a bright, open-concept layout bathed in natural light. The spacious, south-facing living room features a classic gas fireplace and oversized windows—perfect for quiet family evenings or grand entertaining. **A CHEF’S DREAM KITCHEN:** The gourmet kitchen is a true showstopper, thoughtfully designed with: Upgraded ceiling-height cabinetry, Premium granite countertops, A massive central island with an undermount sink and breakfast bar seating, A premium chimney hood fan (2021), new refrigerator (2023) and new microwave (2026). **VERSATILITY & FAMILY COMFORT:** Tucked away on the main floor is a generous office/den—ideal for remote work or easily convertible into a main-floor bedroom—complemented by a full 3-piece bathroom. Upstairs, discover four oversized bedrooms. The luxurious primary suite features bright south-facing views and a spa-inspired 5-piece ensuite with a deep soaker tub and double vanities. A second 5-piece main bath with dual sinks efficiently serves the remaining bedrooms—a massive asset for busy mornings. A vaulted bonus room offers the ultimate flexible hangout space, complete with a plumbing rough-in for a future wet bar. **THE ULTIMATE ENTERTAINMENT BASEMENT;** The fully finished lower level expands your lifestyle with large windows, a massive recreation area, a dedicated theatre

room, a full wet bar, two additional bedrooms, and a 4-piece bathroom. It's the perfect setup for teens, guests, or a live-in nanny.

**PREMIUM UPGRADES & MECHANICALS:** Enjoy ultimate peace of mind with high-value upgrades already taken care of: Class 4 Hail-Resistant Malarkey Legacy Shingles (2021), Permanent external colour-changing LED gem lights (No more hanging Christmas lights!), Kinetico Water Softener, Hot Water Tank (2022) and Two high efficiency furnace.

**OUTDOOR OASIS & UNBEATABLE LOCATION:** A south-facing huge (11'7"  $\times$  16'7") and Sunny Vinyl Deck allow you summer outdoor Living and BBQ. Step outside to your private, and south-facing backyard that backs directly onto a quiet greenbelt with walking paths, ensuring all-day sunlight and no neighbours directly behind you. Located in a vibrant, family-centric community, you are steps away from Ron Southern School, Holy Child School, and the Complexe Scolaire Francophone school. Enjoy quick access to over 150 acres of green space, Spruce Meadows, shopping, Macleod Trail, and Stoney Trail. A rare opportunity to own a turnkey, premium home in Silverado—schedule your viewing today!