



**158 Silverado Bank Circle SW  
Calgary, Alberta**

**MLS # A2317855**



**\$749,988**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,003 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, 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, Separate Entrance, Vinyl Windows		

**Inclusions:** Fridge in the basement , BBQ , Gym equipment , two working station in the Bonus room

**HOME SWEET HOME** Nestled on a quiet, mature tree-lined street, this beautifully updated home offers over 2,800 sq. ft. of developed living space across three levels—perfect for growing families and those who love to entertain. Step inside to a spacious foyer that welcomes you into a bright and inviting main floor. The open-concept layout showcases a sun-filled living room with a cozy gas fireplace, a generous dining area ideal for hosting, and a gourmet kitchen designed to impress. Featuring ample cabinetry, stainless steel appliances—including a newer LG smart fridge—and a large central island, this space is perfect for both everyday living and entertaining. Upstairs, you’ll find three generously sized bedrooms, including an oversized primary retreat complete with a walk-in closet. The recently renovated ensuite is a true showstopper, offering a freestanding soaker tub and a sleek glass walk-in shower—creating a spa-like experience right at home. A bright, west-facing bonus room completes the upper level, providing flexible space for a media room, play area, or home office. The fully developed lower level features a walk-up basement with an illegal secondary suite, offering excellent potential for extended family living or future rental income. Outside, enjoy a beautifully landscaped yard surrounded by mature greenery, with scenic walking paths just steps away—perfect for outdoor enthusiasts. Ideally located just two blocks from a brand-new K&ndash;6 and 7&ndash;12 francophone school (anticipated opening in 2025), and close to multiple schools, shopping, and everyday amenities, this home is situated in the highly sought-after community of Silverado. This exceptional property is a must-see—book your private showing today!