



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

MLS # A2319091



\$740,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,128 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: Large Patio Umbrella, Solar Panels

| Backing onto Green Space | Updated LVP Flooring | Amazingly Well-Kept | Nestled in one of Calgary's most sought-after communities, this beautifully maintained 3-bedroom home offers the perfect blend of comfort and style — backing directly onto a serene greenbelt with the added privacy of estate homes behind. Step inside and be greeted by an open, airy layout flooded with natural light, courtesy of thoughtfully placed skylights above the living room. The main floor flows effortlessly, featuring 9-foot ceilings, a well-appointed kitchen with granite countertops, stainless steel appliances, soft-close drawers and cabinets, a convenient pantry, and easy access to the backyard — perfect for entertaining. A stylish half bath rounds out the main level. Upstairs, three generous bedrooms are complemented by two full bathrooms and a spacious bonus room — ideal as a home theatre, playroom, or second lounge. The primary bedroom offers a walk-in closet and an ensuite complete with granite counters, a fully tiled stand-up shower, a separate tub and dual vanities. Newer luxury vinyl plank flooring throughout both the main and upper floors adds a modern, cohesive feel. The west-facing backyard is a true retreat, featuring a large deck, meticulous landscaping, and tranquil greenbelt views — your own private oasis to enjoy those long Alberta evenings. This home is loaded with upgrades including central air conditioning, 14 solar panels installed in 2024 for energy efficiency, and newer asphalt shingles from 2021, offering peace of mind for years to come. The undeveloped basement with a bathroom rough-in presents an exciting opportunity to add your personal touch and additional value. A double front-attached garage completes the package. Located just minutes from schools and all the amenities Silverado has to offer, this exceptional property won't last

long. Your dream home awaits — book your showing today.