



GRASSROOTS
REALTY GROUP

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

MLS # A2329655



\$789,900

Division:	Silverado		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,535 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Front Yard, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic 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:	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub		
Inclusions:	Pool Table in basement		

Welcome to this beautifully maintained bungalow in the highly sought-after community of Silverado, where comfort, convenience, and an active lifestyle come together. Ideally situated on a quiet street just steps from parks, playgrounds, and an extensive network of walking and biking paths, this home offers over 2,700 sq. ft. of developed living space with 3 bedrooms and 3 bathrooms. Silverado is one of Calgary's most desirable family communities, offering excellent schools, nearby shopping, restaurants, cafés, and everyday conveniences including Sobeys, all within minutes of your doorstep. Outdoor enthusiasts will appreciate the abundance of green space, community gardens, and pathways, while horse lovers will enjoy being just minutes from Spruce Meadows. With quick access to Stoney Trail, Macleod Trail, and Highway 22X, commuting throughout Calgary or escaping to the Rocky Mountains for a weekend getaway couldn't be easier. Inside, you'll find newly installed modern grey vinyl plank flooring, a chef-inspired kitchen featuring extended-height espresso cabinetry, granite countertops, a large island, corner pantry, and skylight, all flowing seamlessly into the bright open-concept living room with a cozy corner gas fireplace. The spacious primary suite offers a walk-in closet and a luxurious ensuite complete with dual vanities and a corner soaker tub. The fully developed walk-out basement is perfect for entertaining or relaxing, featuring a large recreation room with a striking brick-faced gas fireplace, custom built-ins for a home theatre, an additional bedroom, full bathroom, and ample storage. Additional upgrades include central air conditioning, a Kinetico water purification system, and major exterior improvements completed in 2022, including new roof shingles, siding, and garage door. This exceptional home offers the perfect balance of peaceful

suburban living with outstanding access to amenities, recreation, major transportation routes, and everything Southwest Calgary has to offer. Don't miss your opportunity to call Silverado home!