



GRASSROOTS
REALTY GROUP

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406 Silverado Boulevard SW
Calgary, Alberta

MLS # A2335682



\$825,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,755 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, Rectang		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: TV Wall Mount, Extra Stove Glass Top, Pergola, Garage Shelving, Projector

Welcome to the perfect family home offering the highly sought-after layout of FOUR bedrooms upstairs, a fully finished basement, & a prime west-facing backyard backing onto a linear green space & pathway. The heart of the home is the spacious island kitchen, complete with granite countertops, an eating bar, abundant cabinetry & counter space, & a convenient walk-through pantry. Rich hardwood flooring flows throughout the main level, which also features a private home office, a generous dining area, & an inviting living room anchored by a striking gas fireplace with a floor-to-ceiling tile surround. Upstairs, the vaulted bonus room provides the perfect space for family movie nights or a children's play area. The oversized primary retreat offers a walk-in closet & a spacious ensuite with dual sinks, while three additional generously sized bedrooms provide plenty of room for a growing family. A small flex room with a sink is perfect as a craft room or it could be turned into an upper laundry. The fully finished basement expands your living space with a home theatre, gym area, an additional bedroom with a walk-in closet, a full bathroom, & exceptional storage. Step outside to enjoy the west-facing backyard overlooking the linear green space & pathway, offering direct access to the Catholic K-9 school in one direction & the public K-6 school in the other—a location that's hard to beat for families. Additional highlights include a double attached garage & recent updates such as shingles & hot water tank (2021), central air conditioning, & a new dishwasher. Ideally located just minutes from Silverado Marketplace, with Sobeys, Anytime Fitness, HotShop, Kildares Irish Pub, Poached YYC, & Shoppers Drug Mart, plus quick access to both Stoney Trail & Macleod Trail, this exceptional home offers the perfect combination of space, convenience, & family-friendly living.

Welcome home!!