



GRASSROOTS
REALTY GROUP

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

MLS # A2342946



\$849,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,639 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Paved		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard,		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		
Inclusions:	none		

Open House September 26&27 12-3 pm! Backing onto a beautiful green space pathway, Solar panel system generating over \$3000 electricity anual income, this first-owner Silverado home offers soaring ceilings, thoughtful upgrades, and an impressive 2,639 sq ft above grade plus a 944 sq ft fully finished basement. The welcoming front porch leads into a spacious foyer with access to a main-floor office or optional extra bedroom. The open-concept main level features classic finishes, abundant windows, and a stunning 18-ft living room anchored by a gorgeous fireplace. The modern kitchen is equipped with stainless steel appliances, a large island with seating, a walk-in pantry, and a rare full-size dining area perfect for family gatherings. A convenient laundry room with hamper shelving and sink, a 2-piece bathroom, and access to the southwest-facing backyard complete the main floor. Step onto the expansive rear deck overlooking the landscaped yard and the peaceful green space behind—ideal for sunny afternoons outdoors. Upstairs, a bright bonus room with plentiful windows and a door offers easy conversion to an additional bedroom. The spacious primary suite includes a retreat area, a luxurious ensuite with dual vanities, a soaker tub, oversized shower, private water closet, and a large walk-in closet. Two additional bedrooms share a well-appointed 4-piece bathroom. The finished basement adds even more living space with a huge recreation room, a fourth bedroom, a full bathroom, and ample storage. Located within walking distance to the K–9 school, community garden, and multiple parks, this home blends comfort, style, and convenience in one of Calgary’s most popular communities. Silverado is one of Calgary’s most sought-after and family friendly southwest communities, celebrated for its parks, playgrounds, extensive

pathway network, reputable schools, and convenient access to shopping, dining, Spruce Meadows, the LRT station, Stoney Trail, Macleod Trail, and countless amenities.