

# **\$998,000 - 75 Silverado Bank Gardens Sw, Calgary**

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MLS® #A2219064

**\$998,000**

6 Bedroom, 4.00 Bathroom, 3,089 sqft

Residential on 0.11 Acres

Silverado, Calgary, Alberta

\*\*\*\*\*OPEN HOUSE SATURDAY MAY 10 2PM-4PM\*\*\*\*\* Located in the popular community of Silverado, this well-cared-for home offers over 4,300 SQ. FT. of comfortable living space. Step into a grand front entry with an impressive 18-FT CEILING, setting the tone for the open-concept main floor with 9-FT CEILINGS and WALNUT HARDWOOD FLOORING. The GOURMET KITCHEN features upgraded cabinetry, GRANITE COUNTERTOPS, and a striking OVERSIZED ISLAND with an undermount sinkâ€”great for family meals and entertaining. There's also a FULL 3-PIECE BATHROOM and a generous OFFICE/DEN on the main floor. The south-facing backyard backs onto a quiet GREEN PATH, offering privacy and sunlight all day.

Upstairs, discover FOUR SPACIOUS BEDROOMS, including a refined PRIMARY SUITE with a spa-inspired 5-PIECE ENSUITE featuring a soaker tub and double vanities. A separate 5-PIECE MAIN BATHROOM, also with dual vanities, serves the additional bedroomsâ€”perfect for families. The large VAULTED-CEILING BONUS ROOM offers flexibility, with a ROUGH-IN FOR FUTURE BAR, making it ideal for a media or game room.

The FULLY DEVELOPED BASEMENT adds even more value with LARGE WINDOWS, a huge RECREATION AREA, WET BAR,



THEATRE ROOM, TWO ADDITIONAL BEDROOMS, and a 4-PIECE BATHROOM. Recent updates include HAIL RESISTANT MALARKEY LEGACY CLASS 4 SHINGLES (2021), HOT WATER TANK (2022), FRIDGE (2023), and PREMIUM HOOD FAN (2021).

Enjoy life in Silverado—a vibrant neighborhood with over 150 acres of parks and green space, plus an 80-acre nature reserve with scenic walking and biking paths. Families will appreciate being close to Ron Southern and Holy Child Schools, nearby shopping, restaurants, Spruce Meadows, and easy access to Macleod Trail and Stoney Trail.

Built in 2011

### Essential Information

MLS® #	A2219064
Price	\$998,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,089
Acres	0.11
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

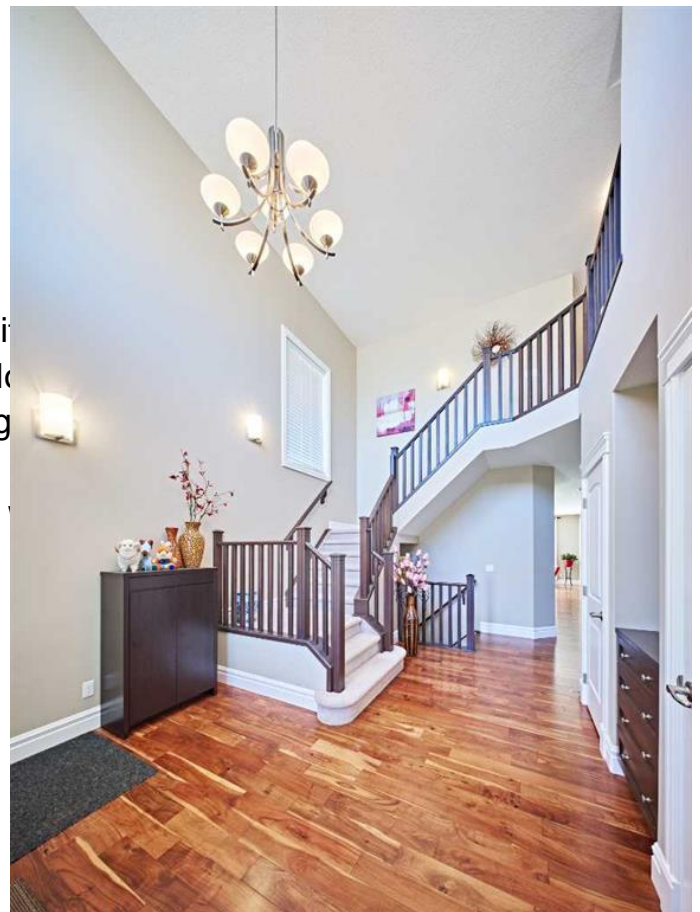
Address	75 Silverado Bank Gardens Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0K9

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Crown Molding, Double Vanities, Island, No Animal Home, No Soaking Tub, Vaulted Ceiling
Appliances	Dishwasher, Dryer, Garage Hood, Refrigerator, Washer, Stove
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full



### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 8th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Homecare Realty Ltd.
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