



GRASSROOTS
REALTY GROUP

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**305 Silverado Ranch Manor SW
Calgary, Alberta**

MLS # A2226373



\$1,399,999

Division:	Silverado		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,102 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Rectangular Lot, See Remarks, Underground Sprinkler		

Heating:	Baseboard, Boiler, In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

RARE!!! Custom built bungalow that Has it All! This exceptionally well designed home checks all the boxes! Extremely large lot backing on to a quiet reserve, cul-d-sac location, spacious rooms, upgraded cabinets and fixtures, great curb appeal, extremely well maintained by owners, enclosed 3 season heated sun room plus a covered Gazebo. AND a 4 Car heated Garage with high ceilings that can accommodate car lifts, plus a rear garage door with a drive way to park your extra vehicle or boat in the rear yard! This home is very aggressively priced! Seeing is WANTING!!!!!!