



GRASSROOTS
REALTY GROUP

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13 Silverado Bank Circle SW
Calgary, Alberta

MLS # A2232885



\$714,900

Division:	Silverado		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,765 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Double Garage Attached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Skylight(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE SUNDAY AUG 3 from 2:00-4:00pm Pride of Ownership in a Prestigious Cul-de-Sac! This stunning, fully developed home offers over 2,700 sq ft of beautifully finished living space in an exceptional location—just one house away from a play park. From the moment you arrive, the curb appeal stands out with an oversized garage featuring windows, aggregate driveway, a welcoming entry door flanked by sidelights, and an open-to-above foyer that floods the space with natural light. Inside, you’ll find a spacious, sun-filled layout that’s anything but cookie-cutter. The main living area boasts a huge kitchen with abundant cabinetry, expansive counter space, and a skylight overhead. The large living room is anchored by a gas fireplace with built-ins, a mantle, and hearth. The main level is complete with two generously sized bedrooms and a 4-piece bathroom. Up the wrought iron staircase, the private primary retreat is a true sanctuary with two walk-in closets, dual sink vanities (one includes a makeup counter), a soaker tub, and a separate shower—all thoughtfully tucked away for maximum privacy. The sunshine basement is an absolute standout, designed for both comfort and flexibility. It includes a bedroom with dual closets (currently a home gym), a 4-piece bathroom, and a recreation/media room featuring built-in speakers, an electric fireplace, pot lights, and a sliding barn door. There’s also an additional large room with double-door entry, ready to be used as another bedroom, office, hobby room, studio or media space—so much room for activities! Enjoy outdoor living on the maintenance-free upper deck with stairs to a lush, private backyard. Below, a cozy paver-stone patio offers the perfect shady retreat. This meticulously maintained home is immaculate, thoughtfully designed, and truly one-of-a-kind. A must-see for

buyers seeking quality, style, and space in a superb location.