



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**113 Silverado Crest Landing SW
Calgary, Alberta**

MLS # A2239557



\$2,098,000

Division:	Silverado		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,294 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Aggregate, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple		
Lot Size:	0.34 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Fruit Trees/S		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Separate/Exterior Entry, Finished, Full, Walk-Out To Grade

LLD: -

Exterior: Stone, Stucco, Wood Frame

Zoning: DC (pre 1P2007)

Foundation: Poured Concrete

Utilities: -

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Hot Tub

Welcome to your beautifully reimagined estate home in Silverado, one of Calgary's most coveted communities where upscale living meets the quiet beauty of nature. Backing directly onto a tranquil pathway and surrounded by mature landscaping, this former Augusta Fine Homes show home offers over 4,450 sq. ft. of exquisitely finished space, with 4 bedrooms, 2.5 bathrooms, and a walkout design that blends luxury with everyday livability. This is a home that makes a statement from the moment you step through the door—soaring 16-foot ceilings, expansive windows, and a newly refinished feature fireplace set the tone for the elegance that carries throughout. The main level has been extensively updated with wide-plank flooring, fresh designer paint, and thoughtful touches that elevate each room while maintaining a warm, welcoming feel. The kitchen is a true showpiece—fully renovated and outfitted with Sub-Zero, Wolf, and Asko appliances, a gas cooktop, ceiling-height custom cabinetry, and a striking leathered stone island that anchors the space beautifully. A sunlit breakfast nook overlooks the serene backyard, while the formal dining room—with vaulted ceilings—is made for hosting with style. The primary suite is tucked away for privacy and feels like a true retreat, featuring a spa-inspired ensuite with an air-jetted tub, glass shower, and walk-in closet with direct access to the upper deck. On the lower level, the fully finished walkout offers the perfect extension of the home—ideal for entertaining or multi-generational living—with a large family room, wet bar, games area, and three additional bedrooms. Step outside to your professionally landscaped backyard oasis, complete with irrigation, lighting, and thoughtful design details that create year-round comfort and beauty. Whether you're enjoying a quiet

evening under the stars or hosting a summer gathering, this outdoor space is something truly special. Additional highlights include in-floor heating, central A/C, hot tub, and a stunning spiral staircase that leads down to the lower patio. The oversized triple garage features heated floors and 14-foot ceilings, offering incredible storage and workspace flexibility. Silverado is a community known for its peaceful surroundings, access to nature, and proximity to Spruce Meadows, top-rated schools, shopping, and major roadways—making it easy to head downtown or escape to the mountains. This is more than just a home—it's a lifestyle. One that rarely becomes available in this location. Reach out today for your private tour.