



GRASSROOTS
REALTY GROUP

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**202 Silverado Bank Circle SW
Calgary, Alberta**

MLS # A2254433



\$829,900

Division:	Silverado		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,535 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Front Yard, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub		
Inclusions:	N/A		

Nestled on a quiet street just steps from a park and bike paths, this like-new home in the family-friendly community of Silverado offers over 2,700 sq. ft. of beautifully developed living space with 3 bedrooms and 3 bathrooms. The main level features rich maple hardwood floors and a chef-inspired kitchen with extended-height espresso cabinetry, granite countertops, a large island with pot lighting, a corner pantry, and a bright skylight. The open-concept living room boasts a cozy corner gas fireplace and direct access to the spacious deck—perfect for entertaining or relaxing outdoors. The master retreat includes a walk-in closet and a spa-like ensuite with dual sinks and a corner soaker tub. The fully developed walk-out level is designed for comfort and entertainment, showcasing a large rec room with a stunning brick-faced fireplace, custom built-ins for home theatre and storage, plus a third bedroom, full bath, and additional storage room. Added features include a kinetic water purification system, central air conditioning, replaced roof, garage door and siding in 2022. This home is steps from schools, restaurants, Sobeyes, with quick access to Stoney trail and offers exceptional value in a sought-after community. Book your private showing today!