



GRASSROOTS
REALTY GROUP

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309 Silverado Ranch Manor SW
Calgary, Alberta

MLS # A2266489



\$1,475,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,935 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Aggregate, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.29 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	Garage Heater, Outdoor Gazebo		

South, Sun and Sunsets! With over 4,200 sq. ft. of living space and a heated 4+ car GARAGE, this home was designed for those who value room to move, gather, and breathe. Positioned within Silverado's exclusive estates, where custom homes sit on no less than $\frac{1}{4}$ -acre lots, this meticulously maintained gem offers space, privacy, and craftsmanship that's hard to find in today's market. The GRAND FOYER welcomes you with vaulted ceilings, rich hardwood floors, and open sightlines that flow naturally through the main level. The CHEF'S KITCHEN impresses with granite counters, high-end appliances, dual beverage fridges, a large island with prep sink, and a walk-through pantry connecting to the mudroom. The GREAT ROOM features a stone-faced gas fireplace and south-facing windows overlooking your private, tree-framed yard, while the main floor office adds function and flexibility. UPSTAIRS, the primary suite feels like a retreat with two separate custom walk-in closets and a spa ensuite with double sinks, freestanding soaker tub, and oversized shower. Two additional bedrooms, a full bath, and a fully equipped laundry room share the level. The BONUS ROOM, set on its own floor, provides privacy and space to unwind. The LOWER LEVEL includes a bright recreation area, fourth bedroom with walk-through closet, and a full bath, ideal for guests or teens. OUTSIDE, enjoy your private backyard oasis with a glass-railed deck, manicured lawn, and private gazebo surrounded by nature. Additional highlights include air conditioning, underground sprinklers, gas line for BBQ, rough-in wet bar, and a GARAGE utility sink with hot and cold taps plus drain. With scenic pathways, parks, Spruce Meadows, schools, shopping, and dining all close by, this home blends estate-style living with everyday convenience. Meticulously maintained, mint

condition, and move-in ready. If you've been waiting for "the one," this is it.