



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

MLS # A2281494



\$829,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,525 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Flag Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		
Inclusions:	All- window coverings		

OPEN HOUSE SAT. 2-4. This stunning Broadview-built two-storey home is located in the highly sought-after community of Silverado and offers an impressive 3,350 sq. ft. of fully developed living space with FOUR BEDROOMS AND A FINISHED BASEMENT. The open-concept main floor showcases 9' ceiling, gleaming hardwood floors, wide hallways, a bright and spacious living room filled with south-facing windows, and a chef's kitchen featuring custom maple cabinetry, granite countertops, and a large island ideal for both everyday living and entertaining. From the dining area, step out onto a massive two-level deck overlooking a fully fenced backyard with cobblestone pathways, BBQ gas line, and a beautiful vegetable garden. Upstairs, the bright and spacious bonus room is ideal for family gatherings, while the south-facing primary bedroom boasts a luxurious ensuite with double vanities, separate shower, and deep soaker tub. Two additional generously sized bedrooms, a 4-pc full bath and a convenient computer/work area complete the upper level. The fully finished basement with 9' ceiling offers exceptional versatility with a large recreation area featuring a mirrored wall for a gym or dance studio, an additional bright bedroom with a south-facing window, a den perfect for a home office or hobby room, and a 4-pc full bathroom. Thoughtfully maintained and upgraded, this home features a new roof and siding (2022) and a new double garage door (2025). Ideally located within walking distance to three schools and pathways, just a 7-minute drive to shopping, the library, and the YMCA, and with the world-renowned Spruce Meadows Equestrian Centre as its western neighbor, this home also offers quick access to Stoney Trail and Macleod Trail, providing an easy commute to the mountains — making it a rare opportunity not to be missed.