



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2281494**



**\$829,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 &mdash;making it a rare opportunity not to be missed.

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