



**366 Silverado Way SW
Calgary, Alberta**

MLS # A2141373



\$899,800

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,749 sq.ft.	Age:	2011 (13 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Level, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Stone, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Dishwasher (Basement), Washer and Dryer (Basement), Elective Stove (Basement), Refrigerator (Basement), Hood-Fan (Basement)

LIVE UP RENT DOWN!! This home has 4 BEDROOMS Upstairs with a finished FULL 2 BEDROOM LEGAL SUITE in the Basement (built-in 2024) and SOLAR PANELS (\$40k in value), reducing your monthly bills significantly and offering over 3,850+ square feet of luxurious living space, home built by Sterling Homes. Upon entering this gorgeous property, you'll notice the gorgeous hardwood floors, a spacious foyer, and a private Den/Office with double glass French doors for added privacy. The great room is highlighted by a gas fireplace and large windows that fill the space with natural light. As you move upstairs, you will be greeted by four bedrooms and a spacious bonus room perfect for family living and entertaining. The primary bedroom boasts vaulted ceilings, creating an open and airy feel, and is complemented by a luxurious five-piece ensuite. The ensuite includes his-and-her sinks, a soaker tub, and a standing shower, providing a spa-like retreat within your home; the other three good-sized bedrooms and a five-piece bathroom complete the upper floor. The legal basement suite offers a full kitchen with quartz countertops, stainless steel appliances, luxury vinyl plank flooring, a full bathroom, and a separate laundry. Recent upgrades include a new roof and siding (2022), Upper floor gas stove (2024), Washer (2024), Dryer (2024), Refrigerator (2024) and 36 SOLAR PANELS (\$40k in value) in the same year, which generated 15,353 KWh annually. Situated on a generous 40-foot-wide lot, the home includes an oversized double attached garage measuring 22' x 22', featuring durable epoxy flooring for a clean and polished look. With ample space and premium features, this home is designed for comfort and style. You can easily watch your kids walk to school, conveniently located just steps from amenities and Spruce Meadows. Don't Let This Move-In

Ready Gem Slip Away! Contact your preferred REALTOR to schedule a private viewing today! ***Watch the 3D and Virtual Tour***