



**237 Silverado Ranch Manor SW  
Calgary, Alberta**

**MLS # A2141763**



**\$1,980,000**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,086 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 3 half
<b>Garage:</b>	Heated Garage, Quad or More Attached		
<b>Lot Size:</b>	0.37 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Fruit Trees/Shrub(s), Lawn, Landscaped, Many Trees, Undergro		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Granite, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Metal Siding , Mixed, Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Sauna, Soaking Tub, Steam Room, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Hot tub, Pool Table and all attachments, Sauna, Wine Fridge x 2, Fireplaces x 5, A/C units, Garage Heaters, Sonos in-ceiling speakers, Shed, Water Softener, All window treatments.		

Nestled within The Ranches at Silverado estates, this beautiful custom home epitomizes luxury living. With seamless functionality, this sprawling residence has over 5900 sq.ft. of living space. Featuring six bedrooms, with four ensuite bathrooms (7 in total), two offices, multiple living rooms spanning each floor, a formal dining area, and both wet and dry bars. The spiral staircase greets you upon entry, while the soaring ceilings - 10' on the main floor, 9' on the upper level and basement, and a dramatic 21' in the living area and foyer. The main floor primary bedroom offers a retreat and is located on the main floor with 5 pc. ensuite and large walk-in closets. Thoughtfully designed oversized rooms with 8' doors and large windows with charming wood shutters, allowing natural light in every corner. Five fireplaces also add warmth and ambiance to the living spaces. The heart of the home, a gourmet kitchen, breakfast bar, walk-in pantry, is appointed with floor-to-ceiling maple cabinets, a sprawling 10'x5' central island, granite countertops, and highend stainless steel appliances. Beyond the interior features of this home you have a great covered deck, patio, and a professionally landscaped backyard with fire pit. Additional features include 4 car heated garages a large 2,000 sq.ft. driveway, sauna, hot tub, shed, sprinkler system, A/C units, HE furnaces, central vac, water softener, and in-ceiling speakers (Sonos). Experience luxurious living in this meticulously crafted residence.