



**438 Silverado Boulevard SW
Calgary, Alberta**

MLS # A2145212



\$789,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Silverado | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,024 sq.ft. | Age: | 2010 (14 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Overs | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Lake, Lawn, Garden, Greenbelt, Landscaped, Private, Views | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Concrete, Stone, Vinyl Siding, Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: n/a

Welcome to this impeccable executive home, perfectly positioned to enjoy the serenity and beauty of an oversized greenspace right in your backyard. Step inside to discover a spacious, flowing layout designed with modern living in mind. The heart of this home is its bright, airy kitchen equipped with stainless steel appliances, a walk-in pantry, and a center island perfect for meal preparation and gathering. Attached, the ample breakfast nook provides an inviting spot to enjoy casual meals while admiring the view of your backyard oasis through oversized windows that flood the space with natural light. The great room, featuring generous dimensions, adapts effortlessly to either cozy family evenings or hosting sizable gatherings. Unwind as you watch the sunset or entertain guests with the gorgeous greenspace as your backdrop. Upstairs, tranquility continues with three generously sized bedrooms. The primary suite is a true retreat, highlighted by a luxurious 5-piece ensuite and a large walk-in closet, promising ample storage and privacy. The unspoiled basement offers a blank canvas for your future expansions, perfect for adding personal touches like a home theater, gym, or extra bedroom. Stepping outside, the backyard feels like a step into nature. It features a sprawling open space complemented by a garden and greenhouse where you can cultivate flowers or organic vegetables. It's a perfect blend of beauty and utility, ideal for gardening enthusiasts or those seeking a peaceful retreat. Additional noteworthy features include an oversized garage, extra attic insulation for optimized energy efficiency, a newer hot water tank, roof shingles replaced in 2022, and a water softener system, ensuring comfort in all aspects of home maintenance. Conveniently located just a block away from Ron Southern School and moments from Silverado

Marketplace, this home offers easy access to essential services and amenities. Enjoy the proximity to Sobeys, Anytime Fitness, Shoppers Drug Mart, and more, along with quick connections to Stoney Trail and MacLeod Trail for smooth commutes. Embrace a lifestyle of both peace and practicality in this stunning home!