



**47 Silverado Bank Gardens SW  
Calgary, Alberta**

**MLS # A2147157**



**\$929,900**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,786 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Few Trees, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** n/a

Welcome to this freshly painted great family home in Silverado with almost 2800 sf on 2 levels. Large west facing pie lot at the end of a cul de sac. Top notch finishing and quality materials provide an elegant and cozy living space. The kitchen offers dark stained maple cabinetry, granite countertops, stainless steel appliances. Open to the great room and boasts a large nook area surrounded by windows. At the front area there is a flex room used to suite your lifestyle. Upstairs enjoy the open bonus room, spacious master with large walk-in closet, upgraded 5-piece ensuite bath, additional three bedrooms ideal for big family. Fully finished walkout basement contains a spacious family room, the fifth bedroom and full bath. Oversized double garage. Enjoy the sunny west yard all the time and community playground just outside the back yard! Hail-resistant roof and siding replaced on 2022. Water tank replaced on 2021 and Kinetico water softer will stay. 5 minutes walking distance to three schools and bus stop, Easy access to Shawnessy Towne Centre, shopping, LRT and other great SW Calgary amenities. Show today before it is gone!