



**30 Silverado Ranch Way SW  
Calgary, Alberta**

**MLS # A2149797**



**\$1,700,000**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	3,019 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Front Drive, Triple Garage Attached		
<b>Lot Size:</b>	0.32 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Front Yard,		

<b>Heating:</b>	Fireplace(s), 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	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Make this home your Dream Home! This bright and welcoming one-and-a-half-story executive home has a triple attached garage, over 3000 square feet of living space above ground and was a finalist in the 2014 SAM Awards. As you enter you will be swept away by the elegant curved open riser staircase and 2 sided feature stone fireplace leading to your spacious great room with 13' ceilings. Picture yourself preparing delicious meals on your spacious granite-topped island, surrounded by stunning views of your expansive yard through large windows. Unwind with a soothing afternoon tea or coffee in the newly added 9'x9'x10 Sunroom, perfectly positioned to take in the beauty of your massive backyard. The large dining room is perfect for entertaining. The main floor has a beautiful master bedroom with vaulted ceiling, a 5 piece ensuite, and a large walk-in closet that conveniently leads directly to your laundry room. Finishing off your main floor is a large den/office with double French doors for just enough privacy. The second floor has a bedroom, a full 4 pc bath and a quiet loft area making a perfect retreat for guests or the kids. The recently developed basement offers 9' ceilings and more lifestyle options, with two recreational areas, a 2-sided fireplace, a wine room with a wet bar, 2 large bedrooms and 3 piece bathroom, and a massive storage area too! There are 2 furnaces; One to heat the basement level and a zoned furnace plus central air conditioning to control your main and upper levels with separate temperature control for each floor. The kitchen is equipped with an electric gas top. The home has a built-in speaker system on the main floor as well as the outside deck. The landscaped yard backs onto a linear park and boasts a maintenance-free composite fence and deck, gas BBQ line, underground sprinkler system and decorative

stamped concrete edging around all flower/tree beds. Your dream home awaits!