



**387 SILVERADO Boulevard SW**  
**Calgary, Alberta**

**MLS # A2161323**



**\$759,000**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,047 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Storage		

**Inclusions:** Gazebo Frame, 2 Green House in Backyard (As is), Shed, Basement Bar Fridge, Basement Microwave, Portable Washer in the Laundry Room

Welcome to your dream home in the quiet, family-friendly community of Silverado! This stunning single-family house sits on a large corner lot with no neighbor on one side, offering privacy, open views, and excellent sun exposure from the east, west, and south, filling the home with abundant natural light. The spacious backyard caters to various hobbies, featuring two greenhouses for gardening enthusiasts and ample space to store an RV, boat, or trailer. The beautifully maintained landscape, complete with a patio and deck, provides perfect spots for outdoor gatherings. Inside, the main floor showcases gorgeous hardwood flooring, an upgraded kitchen with granite countertops, a cozy living room, a dining area, and large windows that overlook your backyard oasis. Upstairs, you’ll find three generously sized bedrooms and a huge bonus room with access to a big balcony, offering an extra outdoor spot to relax and enjoy the views. The fully finished basement boasts 9-foot ceilings, easy-to-maintain laminate flooring, a large recreation room for movie nights, an extra spacious bedroom for guests, a full bath with granite countertops, and two storage rooms, including a cold room that can be converted into a wine room. Recent upgrades include new roofing, exterior, and a garage door replaced in 2022. Located within walking distance of schools, parks, and a shopping plaza, this home offers convenience and an active lifestyle, with access to green spaces and great walking paths surround the entire community perfect for jogging and biking. Don’t miss the opportunity to make this beautiful house in Silverado your forever home!