



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

MLS # A2178892



\$829,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,553 sq.ft.	Age:	2011 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: n/a

Welcome to this 2 storey, located on a quiet cul-de-sac, 2553 square feet lovely home in Silverado! The grand entry way lead you to modern open concept design with a delicate blend of warm and cozy style makes you feel right at home. This fabulous kitchen with upgraded appliances, gas stove, quartz counter top, added a nice touch to this gourmet kitchen. Upstair, come with a master bedroom with huge walk in closet and double vanity ensuite! 2 generous size bedrooms and a bonus room plus a full bath completed the second floor. Laundry on upper level - no wasted space. Upgrade: Air conditioning system installed year 2023, new shingles year 2022, new hot water tank year 2022 ! Close by to two schools, Ron Southern School, Holy Child School, and Silverado Francophone School is under construction! Dr. E.P. Scarlett High School, a very good ranking high school for the community of Silverado.