



**GRASSROOTS**  
REALTY GROUP

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**47 Silverado Ridge Crescent SW**  
**Calgary, Alberta**

**MLS # A2198064**



**\$899,999**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,689 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard,		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** None

Welcome to this beautifully upgraded home in the heart of Silverado, offering over 3,000 sq. ft. of thoughtfully designed living space, nestled on a serene lot backing onto greenspace. From the moment you step inside, the large foyer welcomes you with its soothing decor and elegant finishes, setting the tone for the rest of this exceptional property. The bright and airy living room features a gorgeous rundlestone-look fireplace &mdash; a perfect focal point for gatherings. The adjacent modern kitchen is a chef&rsquo;s dream, complete with stainless steel appliances, a large island with seating, and a spacious dining area. French doors lead to a spectacular two-tier deck, complete with a hot tub, overlooking a beautifully landscaped backyard offering space and distance from your back neighbours. Practicality meets style in the spacious mudroom, which boasts built-ins, a walk-in closet, and convenient access to the garage and walk-thru pantry. Upstairs, the open-concept bonus room offers additional family space, while the primary suite is a true retreat featuring separate his/hers vanities, a corner soaker tub, oversized stand-alone shower, private enclosed W/C, and a walk-in closet flooded with natural light. Two additional bedrooms share a well-appointed Jack & Jill 5-piece ensuite, and the upper-level laundry room makes chores effortless with ample counter space, cabinets, shelving, a sink, and a bright window. The finished lower level expands your living space with a huge rec room anchored by a cozy gas fireplace, a 4th bedroom, a 4-piece bathroom, and abundant storage. With its incredible layout, quality finishes, great outdoor space, and prime location, this Silverado gem truly offers it all. Don&rsquo;t miss the opportunity to call this beauty your home!

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