



GRASSROOTS
REALTY GROUP

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157 Silverado Ranch Manor SW
Calgary, Alberta

MLS # A2200783



\$1,785,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,191 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Oversized, Triple Garage Attached		
Lot Size:	0.33 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Garden, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: None

****Seller is currently developing the basement consisting of a large family room, 2 bedrooms and a full bathroom. Situated on a huge corner lot in a quiet cul-de-sac, this stunning custom-designed and built home is a masterpiece of architecture and craftsmanship. From the moment you step inside, you'll be captivated by the extensive trim and woodworking, unique staircase and high-end finishes and upgrades creating an immersive living experience. The grand vaulted living room invites relaxation in front of a striking floor-to-ceiling stone fireplace, complemented by elegant beams that add warmth and charm. The chef's dream kitchen is a showstopper, featuring an upgraded appliance package which includes (6-burner gas range, second wall oven, 36" fridge, 36" freezer, dishwasher, drawer microwave) and an abundance of custom cabinetry. Thoughtfully designed in-cabinet and under-mount lighting enhance the space, while a granite-topped built-in table offers a cozy gathering spot. Hosting is effortless with the butler's pantry, which boasts additional storage, a bar sink, and a wine fridge. The dining room is adorned with elegant lighting and oversized windows, creating a beautiful backdrop for entertaining. A private main-floor den offers a quiet retreat for work or study. Meanwhile, the mudroom perfectly blends style and function with built-in lockers, a bench with drawers, beadboard paneling, and a broom closet for extra storage. The powder room completes the main floor. Upstairs, the spacious bonus room is ideal for family movie nights or game days. The primary suite is a true sanctuary, featuring a coffered ceiling, custom walk-in closet with built-ins, and a cozy reading nook with a west-facing balcony and a double-sided fireplace. The spa-like 5-piece ensuite boasts dual vanities with ample storage, an oversized shower, and a**

freestanding soaker tub. Two additional well-appointed bedrooms include built-in closet organizers and share a beautifully designed 5-piece bathroom with dual sinks. The upper-level laundry room makes chores effortless with its deep sink, drying rack, ample cabinetry, and beadboard paneling. Step outside into a private backyard oasis, perfect for entertaining and relaxation. Enjoy a BBQ deck with a food-prep counter under a charming wood trellis, two additional private patios, plus a massive 32' x 18' west-facing wood deck. The outdoor space is further enhanced by raised garden beds with WiFi-controlled automatic irrigation, built-in irrigation for all lawn areas, and a Bocce court with artificial turf. The property line extends beyond the black rail fence, adding extra privacy. Ideally located just steps from 10 kms of scenic walking trails, this home is also within walking distance of schools and minutes from Silverado Market Place, Spruce Meadows, Sirocco Golf Club, and numerous amenities. This is a rare opportunity to own a truly exceptional home in Silverado Ranch Manor—where luxury, comfort, and thoughtful design come together seamlessly.