



GRASSROOTS
REALTY GROUP

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329 Silverado Ranch Manor SW
Calgary, Alberta

MLS # A2208619



\$1,799,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Silverado | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,962 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.33 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Dog Run | | |

Heating: Forced Air, Natural Gas

Floors: Carpet, Cork, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: DC

Utilities: -

Features: Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage

Inclusions: Fridge in the garage, smart thermostat, hot tub with accessories, built-in oven (2), dishwasher (2), central air conditioner (2), garage door opener (3), garage remotes (3).

Exquisite Estate Home on a Huge Corner Lot – Perfect for Families! Discover this stunning estate home, perfectly positioned in a picturesque community surrounded by miles of scenic walking paths with easy access to Stoney Trail. Boasting amazing curb appeal, this residence sits on a sprawling corner lot and features a massive triple car garage. Step inside to a grand entrance, where a feature circular staircase and stunning chandelier set the tone for the elegance within. The open concept living space is bathed in natural light from huge windows, while a feature fireplace and sliding barn door add warmth and character. The heart of the home is the chef's kitchen, featuring a massive island, two built-in wall ovens, two dishwashers, a gas stove top, and a state-of-the-art refrigerator. The adjacent dining area is designed for entertaining, complete with a built-in credenza, beverage fridge, and wine rack. Upstairs, the primary retreat is nothing short of luxurious, with a vaulted ceiling, dreamy walk-in closet, and an ensuite that rivals a spa—featuring a large shower and deep soaker tub. Three additional spacious bedrooms share a 5-piece bathroom with double sinks, making mornings a breeze for the whole family. A bonus room, conveniently tucked away in the south wing, provides a perfect spot for relaxation, while the upstairs laundry adds extra convenience. The recently developed basement offers even more living space, including a 5th bedroom, games room, family room, and a gorgeous 4th bathroom. A highlight is the wine room, featuring creative touches like a whiskey barrel wall and a wine fridge, a true entertainer's dream! Recent upgrades include permanent exterior lighting, shingles, two furnaces, and a hot water tank. The backyard has been revitalized with a putting green, new patio cover, deck rails with glass panels, and fresh landscaping with trees

and plants. A 12x12 composite deck provides additional entertaining space or the perfect base for a greenhouse. This extraordinary home is move-in ready and waiting for your family!