



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**426 Silverado Boulevard SW**  
**Calgary, Alberta**

**MLS # A2210894**



**\$810,000**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,377 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, No Neighbors		

<b>Heating:</b>	High Efficiency, In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, Kitchen Island, No Animal Home, Open Floorplan, Recessed Lighting, Smart Home, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	N/A		

OPEN HOUSE \*\*\*\*\*CANCELED\*\*\*\*\* - FRIDAY AND SATURDAY (18/4 AND 19/4) FROM 1PM TO 4PM BOTH DAYS.

Welcome to a home where elegance meets everyday comfort in the sought-after community of Silverado. Ideally located near top-rated schools, major routes, and premium amenities, this rare offering blends refined living with unbeatable convenience. This beautifully appointed home offers over 2,300 sq ft of refined living space with 3 bedrooms, 3.5 bathrooms, a bonus room, and an oversized double garage. Upscale finishes and a professionally finished basement complete the thoughtfully designed layout. Step inside to an expansive kitchen with stone countertops, a large island, and ample cabinetry—perfect for both daily living and entertaining. A private office room offers a quiet workspace, while oversized windows allow light to fill the open-concept living and dining areas. Elegant hardwood floors and a gas fireplace add warmth and elegance. The fully carpeted upper level offers 3 generously sized bedrooms, thoughtfully designed for comfort and tranquility. The primary bedroom serves as a serene retreat, complete with a cozy sitting area, a custom walk-in closet, and a 5-piece ensuite featuring dual vanities and heated tile flooring—the perfect touch of comfort on chilly mornings. The 2 additional bedrooms are bright and spacious, each boasting oversized closets and an inviting sense of calm. The finished basement, completed in 2023, offers modern versatility with 9 ft ceilings, soundproofing, built-in speakers, and a full bathroom—and the open layout offers endless possibilities for customization. Over \$75,000 in upgrades make it a stylish extension of the home. Step outside to a professionally landscaped backyard backing on to a scenic trail—a peaceful retreat. Whether you are sipping coffee under the Pergola or

hosting friends for an evening soiree, this outdoor space offers comfort, privacy, and elegance year-round. Recent upgrades include fresh interior paint coat (2024), a high-efficiency furnace (2023), and re-stained deck (2024) which ensure that this home is as well-maintained as it is beautiful. Offering effortless connectivity, this home provides easy access to Stoney Trail and Macleod Trail, with the Somerset C-Train Station just 5 minutes away, making daily commutes remarkably convenient. Ideally situated just minutes from Ron Southern School (K&ndash;6), Holy Child School (K&ndash;9), and the future Francophone (K&ndash;12) School, and a conveniently located bus stop for all the schools serving Silverado just steps from the front door, this home is perfectly suited for young families. Just a short walk away, Silverado Marketplace offers upscale convenience with dining at Holy Grill, Church&rsquo;s Chicken, and Kildares Pub, fitness options like HotShop Hot Yoga and Anytime Fitness, and essentials at Sobeys and Shoppers Drug Mart&mdash;delivering a complete, elevated lifestyle.