



**GRASSROOTS**  
REALTY GROUP

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**313 Silverado Ranch Manor SW**  
**Calgary, Alberta**

**MLS # A2212786**



**\$2,999,999**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	5,228 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	6 full / 3 half
<b>Garage:</b>	Heated Garage, Oversized, Quad or More Attached		
<b>Lot Size:</b>	0.69 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Irregular Lot, Landscaping		

**Heating:** Forced Air, Natural Gas, Radiant

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** 9 Televisions, heated plate warmer, remote blinds, window coverings, Control4 light and audio controls, Gemstone outside lighting, golf simulator (Structure and screen only), 6 Solar Panels, Hot Tub, BBQ, pool safety cover, Hayley tool storage system in garage, Slatwalls storage in garage, pool accessories and attachments. See attachments for full list of inclusions

Here's a refined and magazine-worthy property description that incorporates all of your updated features while keeping it elevated and captivating: --- A stunning fusion of luxury and design, this modern estate sits on a pristine 0.68-acre lot with iconic views of Spruce Meadows, offering the perfect blend of privacy, elegance, and year-round livability. Designed for both family life and grand-scale entertaining, the home showcases extraordinary craftsmanship with a state-of-the-art radiant heating system, sophisticated site-built cabinetry, and premium Sub-Zero and Miele appliances. The heart of the home features a double island kitchen and seamlessly flows into a 4-season sunroom where walls of glass invite nature in, all year round. Upstairs, four spacious bedrooms each offer their own private ensuite, ensuring comfort and privacy for every family member or guest. The walkout lower level opens to an outdoor paradise—complete with a luxurious in-ground concrete pool, spa-inspired hot tub, a charming pool house with its own 2-piece bath, and an outdoor kitchen nestled beneath a custom gazebo with built-in BBQ, fridge, and sink. Whether you're relaxing fireside or catching the game on one of the nine included televisions, every space in this home is crafted to elevate everyday living. A private home gym, dual oversized garages with space for five vehicles, and mature trees surrounding the property complete this rare offering—where lifestyle, luxury, and location come together in perfect harmony.