

## 38 Silverado Bank Circle SW Calgary, Alberta

**MLS # A2229585**



# \$864,900

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,592 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<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, Lawn, Level, Low Maintenance Landscape		

<b>Heating:</b>	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, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** Built in Microwave, Cooktop, TV mounts, TV in bonus room. Playground set in backyard

\*\*\*IN-PERSON OPEN HOUSE SATURDAY JUNE 14TH 12PM-5PM AND SUNDAY JUNE 15TH 3PM-5PM\*\*\*VIRTUAL OPEN HOUSE IG LIVE SUNDAY JUNE 15TH 2:45PM-3PM\*\*\* Welcome to this stunning two-storey detached home on one of the most sought-after streets in Silverado! Offering OVER 3,500 SQ FT OF BEAUTIFULLY DEVELOPED SPACE, this 4-BEDROOM, 4-BATHROOM home is the perfect blend of functionality and luxury. The chef's kitchen is a dream—complete with stainless steel appliances, granite countertops, abundant prep space, and a massive walk-in pantry. Whether you're hosting a dinner party or enjoying a quiet night in, the open-concept layout and cozy fireplace make this home ideal for entertaining. Upstairs, you'll find a spacious bonus room, perfect for a playroom or media space, along with a luxurious primary suite featuring a 5-piece ensuite with dual sinks, tons of counter space, and a huge walk-in closet. The professionally FINISHED BASEMENT adds even more living space, including a generous 4th bedroom and a full 4-piece bath. Additional highlights include A/C, a DOUBLE ATTACHED GARAGE, with a large mudroom-style coat closet, and a gorgeous two-tiered backyard deck with pergola and play structure—perfect for family fun. Pride of ownership shines through, with updates like Class 4 hail-resistant shingles (2021). All this, just steps from a playground and a short walk to three schools: Holy Child (K-9), Ron Southern (K-6), and the brand-new French Immersion School (K-12). You're also minutes from Silverado Marketplace with Anytime Fitness, Sobeys, Kildares Irish Pub, Holy Grill (home of Calgary's best milkshakes) and more. Easy access to Stoney Trail and just 5 minutes to Somerset C-Train Station. This is the complete family package in a location you'll love—don't miss it!

miss it!