

**47 Silverado Ridge Crescent SW**  
**Calgary, Alberta**

**MLS # A2233769**



**\$879,900**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,689 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard,		

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

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt

**Basement:** Finished, Full

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** NONE

You just found THE BEST priced home of this calibre in South Calgary! Located in the beautiful SW community of Silverado, this upgraded home offers over 3,000 air conditioned sq. ft. of high-end, well-designed living space and backs directly onto a greenspace pathway. You'll feel at home the moment you step into the impressive foyer which leads to an open main floor with classic finishes and a back wall of windows that really open and brighten the space. A gorgeous fireplace is the centrepiece of the great room, which connects seamlessly to the large modern kitchen, equipped with stainless steel appliances, a huge island with seating, and a generous dining area. French doors lead out to a two-tier deck with a hot tub, overlooking the landscaped west-facing backyard &mdash; ideal for enjoying sunny afternoons. The large walk-through pantry features a butler station that leads to an oversize mudroom that is both stylish and practical with a built-in storage bench, access to the garage, and features a very smart heated, vented walk-in closet perfect for drying and storing sports gear! Upstairs, you'll find a spacious bonus room and a well-appointed primary bedroom with a lush ensuite offering dual vanities, a corner soaker tub, oversized shower, private toilet, and a walk-in closet with natural light. Two more bedrooms share a very large Jack & Jill 5-piece bathroom. The upper laundry room is a very practical and well thought out luxury that includes tons of counter space, cabinets, hamper shelves, a closet, and a sink. The finished basement includes a huge rec room with a gas fireplace, a fourth bedroom, another full bathroom, and plenty of storage. This home offers a smart layout, quality finishes, and a great location on a quiet street that is a short walk to the K-9 school, the community garden, and plenty of park space. This is THE PERFECT FAMILY

HOME for you!