



# 406 Silverado Way Calgary Alberta

\$850,000

Welcome to the highly sought-after community of SILVERADO. This is a truly stunning home boasting over 2500 sqft of livable space and is perfectly suited to fit your growing family. Situated on a generous SOUTH FACING lot with a private yard , with new SOD on back and front yard with some fruit trees. including a large deck, the abundance of natural light is sure to please. The home includes all the features you would expect with a modern build, including CENTRAL AIR CONDITIONING, HIGH EFFICIENCY FURNACE, , walk through pantry, STAINLESS STEEL APPLIANCES, home office, and so much more. Upon first entering the home, you' will notice a private flex room, perfect as a dedicated home office, essential for the work from home professionals. The open-concept layout of the main floor boasts 9 FOOT CEILINGS and HARDWOOD flooring. The kitchen features WOOD CABINETS, complete with beautiful GRANITE countertops, a spacious walkthrough pantry, high-end appliances including gas range, and a large kitchen island that comfortably seats the entire family. A formal dining area next to the kitchen can fit a full-sized dining table, making it the perfect setting for intimate family breakfasts or for entertaining larger numbers during dinner parties. The living room contains a gas fireplace, perfect to cozy-up during the cold winter months, and the large windows will always guarantee a bright and airy atmosphere. The spacious Primary Bedroom that easily fits a king-size bed and offers a walk-in closet and a 5-pc ensuite complete with a luxurious bathtub and separate shower. The upper level also offers two additional spacious bedrooms and a 4-pc bathroom. Also upstairs you will find the dream bonus room , with VAULTED CEILINGS- and large enough to fit a large sectional, TV and exercise equipments. The unfinished lower level, is not to be ignored also 9' ceiling, a lot of space ju...

Bonus Room 16.17 Ft x 15.50 Ft

Den 8.17 Ft x 6.58 Ft

Primary Bedroom 16.08 Ft x 15.00 Ft

Bedroom 13.00 Ft x 10.33 Ft

Bedroom 11.67 Ft x 10.58 Ft

4pc Bathroom 8.58 Ft x 7.83 Ft

Kitchen 15.50 Ft x 10.75 Ft

Dining room 13.92 Ft x 11.92 Ft

Living room 15.92 Ft x 15.00 Ft

Den 10.92 Ft x 9.67 Ft

Laundry room 4.58 Ft x 3.33 Ft

Other 8.25 Ft x 5.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

Mirror

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5pc Bathroom 13.50 Ft x 9.33 Ft

2pc Bathroom 4.92 Ft x 4.67 Ft