



# 18 Silverado Ranch Way Calgary Alberta

\$1,250,000

Welcome to your dream home! This stunning 2-storey detached house, built in 2009, boasts 2,422 sq ft of elegant and functional living. As you step inside, you're greeted by an inviting open concept layout that is perfect for entertaining and family gatherings. The high ceilings create a spacious ambiance, while large windows flood the living areas with natural light, complemented by a cozy gas fireplace for added warmth. The heart of the home features a stunning kitchen equipped with granite countertops, a gas burner stove, and brand-new dishwasher and fridge. Beautiful hardwood flooring extends throughout the main level, enhancing the home's sophisticated feel, while a stylish half bath adds to the home's functionality. On the main floor, the dedicated office comes complete with a surround sound system, perfect for both work and entertainment. Retreat to the upper level, where you'll find three generously sized bedrooms, including a luxurious master suite, with custom drawers and shelving in the impressive walk-in closet. The finished basement is an entertainer's dream, featuring a wet bar, a large rec room, an additional bedroom, and a full bathroom, all highlighted by an electric fireplace. This home is situated on a generous lot of 13,982.32 sq ft, showcasing a maintenance-free composite deck, ideal for outdoor gatherings, alongside a new shed and trees for added privacy. The triple garage is heated and cooled, providing year-round comfort and convenience. Located in close proximity to Spruce Meadows, home of the CPL's Cavalry FC, as well as Holy Child School (K-9), Ron Southern School (K-6), and a new Catholic School being built for K-12, this home truly combines luxury, functionality, and an ideal family-friendly environment. With all-new LED light fixtures and modern finishes throughout, this residence is perfect for today's lifestyle. (id:6769)

4pc Bathroom 6.67 Ft x 11.00 Ft  
 5pc Bathroom 12.75 Ft x 10.50 Ft  
 Bedroom 13.42 Ft x 10.00 Ft  
 Bedroom 12.92 Ft x 11.17 Ft  
 Primary Bedroom 18.17 Ft x 12.58 Ft  
 Other 5.83 Ft x 10.50 Ft

Furnace 13.50 Ft x 11.33 Ft  
 Foyer 6.08 Ft x 8.54 Ft  
 Living room 16.00 Ft x 19.00 Ft  
 Kitchen 13.58 Ft x 13.67 Ft  
 Breakfast 11.42 Ft x 13.33 Ft  
 Pantry 6.67 Ft x 7.50 Ft

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Listing Presented By:



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RE/MAX Real Estate (Central)

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**RE/MAX REAL ESTATE  
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4pc Bathroom 8.83 Ft x 8.75 Ft

Other 7.00 Ft x 7.50 Ft

Bedroom 16.33 Ft x 10.67 Ft

Recreational, Games room 26.50 Ft x 27.42 Ft

Den 10.00 Ft x 13.33 Ft

2pc Bathroom 6.58 Ft x 5.17 Ft

Other 11.17 Ft x 5.08 Ft