



317 Silverado Ranch Manor Calgary Alberta

\$1,999,999

As you pull into this community you will realize you have found a hidden gem. The Ranches of Silverado is comprised of 74 estate lots. Located on a cul-de-sac, (with fantastic neighbours) & backing green space, a natural reserve & the iconic Spruce Meadows, this custom built home has been gently lived in and highly upgraded. From the real interior & exterior stone, to the cedar soffits & solid wood entrance door, these natural elements never date or go out of style. As you enter take a minute to take in the soaring ceilings & solid fir timbers. The grand entrance will give a warm welcome to all that enter. Custom crafted by an incredible boutique builder & built for entertaining, this open concept main floor features hand hewn white oak flooring, a huge kitchen with large island & west windows across the entire back of the home. A Viking appliance package will make the chef in the family proud & a huge walk-in pantry will ensure you can stock up & never run out of supplies. The dining area will comfortably seat at least 8 of your friends & family & the island has room for another 4. The primary bedroom has a door to the sprawling tiled deck and will easily handle your king size bed & oversized furniture. The ensuite features a deep soaker tub with a dual vanity & stunning marble counters. The walk-in closet is sure to house all of your clothing, shoes & accessories. All bedrooms in this home have access to their own full bathroom. Make your way to the east wing of this home & here you will appreciate a spacious mud room with lockers to keep everyone organized as they come & go. There is a laundry area with a sink & tons of counter space & cupboards for storage. The triple, oversized 26'8"x38'1" garage has in-floor heat with plenty of room for 3 vehicles & a workshop area. The walkout basement is every bit as spectacular as the main floor. The wet bar has been per...

Recreational, Games room 5.77 M x 8.13 M

Media 4.47 M x 4.95 M

Bedroom 3.79 M x 3.83 M

Bedroom 3.63 M x 3.94 M

Furnace 3.05 M x 5.18 M

3pc Bathroom .00 M x .00 M

Dining room 3.66 M x 3.94 M

Living room 4.75 M x 5.13 M

Laundry room 2.87 M x 3.66 M

Primary Bedroom 4.40 M x 4.70 M

Bedroom 4.40 M x 4.42 M

4pc Bathroom .00 M x .00 M

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

Listing Presented By:



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RE/MAX REALTY PROFESSIONALS

<http://www.kimvink.com>

RE/MAX

**RE/MAX REAL ESTATE
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3pc Bathroom .00 M x .00 M

Other 3.02 M x 3.33 M

Kitchen 4.90 M x 6.68 M

5pc Bathroom .00 M x .00 M

3pc Bathroom .00 M x .00 M