



## 66 Silverado Ranch Way Calgary Alberta

\$1,369,900

Here in the exclusive Ranches of Silverado is this truly incredible custom home backing onto a winding greenbelt & pathway in the popular Southwest Calgary community of Silverado. Nestled on almost 1/3 acre is this stunning two storey showpiece of refined living - built by Augusta Fines Homes with a total of 5 bedrooms + bonus room, handscaped hardwood floors, fully-loaded chef's kitchen with top-of-the-line appliances & 5 car garage...that's right...a triple attached garage + detached double garage! With over 3600sqft of air conditioned living space, this fully finished estate home boasts a wonderful free-flowing design featuring gracious living room with stone-facing fireplace complemented by built-in cabinets, open concept dining room with expanse of windows, dedicated home office with frosted glass French door & sensational gourmet kitchen with granite counters & oversized centre island, walkthru pantry to the laundry/mudroom & upgraded stainless steel appliances including Subzero fridge, Asko dishwasher, & Wolf gas cooktop & built-in convection oven. Upstairs there are 3 bedrooms, 2 bathrooms & bonus room area with built-ins; the private owners' retreat has vaulted ceilings & views of the backyard, large walk-in closet with built-in organizers & luxurious ensuite with granite-topped double vanities, make-up vanity, heated tile floors, free-standing MAAX tub & glass rainshower. The 2nd & 3rd bedrooms are both West-facing & have walk-in closets. The lower level - with oversized windows, is finished with 2 more bedrooms, another full bath & games/rec room with built-in cabinets & fireplace. Additional features include dedicated main floor home office, granite counters in the bathrooms, 9ft ceilings on all 3 floors, built-in ceiling speakers, Rinnai tankless on-demand water system, Samsung washer/dryer & built-in lockers/cabinets in the main floor laundry/mudroom,...

4pc Bathroom Measurements not available

Recreational, Games room 24.83 Ft x 19.50 Ft

Bedroom 16.00 Ft x 12.25 Ft

Bedroom 14.00 Ft x 9.42 Ft

2pc Bathroom Measurements not available

Living room 15.75 Ft x 15.00 Ft

Laundry room 7.83 Ft x 3.83 Ft

Other 12.92 Ft x 5.58 Ft

4pc Bathroom Measurements not available

6pc Bathroom Measurements not available

Primary Bedroom 20.00 Ft x 12.92 Ft

Bedroom 12.92 Ft x 11.25 Ft

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

Listing Presented By:



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CIR

REALTY

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Dining room 19.83 Ft x 10.92 Ft

Kitchen 16.92 Ft x 13.25 Ft

Den 10.42 Ft x 10.00 Ft

Bedroom 12.92 Ft x 11.17 Ft

Bonus Room 17.17 Ft x 15.33 Ft