



85 Silverado Boulevard Calgary Alberta

\$739,900

Welcome to this stunning single family home in the well established community of Silverado featuring 4 bedrooms and 3.5 bathrooms, central vacuum system, central air conditioning and heated attached garage. This meticulously well maintained property offers a spacious floor area of 1917.13 Sq Ft above grade and 758 Sq Ft of fully developed basement. As you enter the home you will find an open to above foyer with a walk-in closet. The main floor has an open concept layout with laminate floors and pot lights throughout a living room with fireplace, a dining room and a high quality modern Italian PEDINI kitchen featuring quartz countertops, stainless steel appliances, walk-in pantry and spacious kitchen island. You will also find the mudroom/laundry room and a 2 piece powder room that completes this floor. The second floor boasts a bonus room independent from bedrooms with abundant natural light. A primary bedroom with a walk-in closet and ensuite bathroom, 2 additional bedrooms that share a 4 piece bathroom. A fully developed basement with vinyl plank floors, pot lights throughout, a 120" screen with a 3D/4K projector and integrated sound system. You will find an extra bedroom, a 3 piece bathroom with a tiled large shower with glass doors, wet bar, gym area, entertainment area and the utility room with extra storage space. Outside, the south-facing backyard features a zero-maintenance composite deck with wind breaker clear glass panels, gas BBQ hook up, gravel path for extra parking and back alley access. This corner lot home has tons of exterior upgrades done in 2022 which include new roof shingles, new siding, exterior paint and vinyl fence and a 6' x 8' x 6' shed that can be use to storage gardening tools, bicycles, etc. The home is walking distance to a bus stop, playgrounds, schools (Catholic and future French immersion), shopping centre, pharmacy, banks, restaura...

Primary Bedroom 3.63 M x 3.89 M

Bedroom 3.02 M x 3.63 M

Bedroom 2.72 M x 3.41 M

4pc Bathroom 1.50 M x 2.72 M

4pc Bathroom 2.49 M x 2.72 M

Bonus Room 3.45 M x 5.77 M

Bedroom 2.03 M x 3.15 M

Other .69 M x 2.44 M

Furnace 2.59 M x 3.20 M

3pc Bathroom 1.80 M x 2.01 M

Other 1.65 M x 2.19 M

Kitchen 3.51 M x 3.91 M

Dining room 2.90 M x 3.33 M

Living room 4.90 M x 5.01 M

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

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Family room 4.85 M x 7.24 M
Exercise room 1.83 M x 2.95 M

Laundry room 1.73 M x 2.72 M
2pc Bathroom 1.50 M x 1.50 M