

406 Silverado Boulevard Calgary Alberta

$799,500

Welcome to the perfect family home offering the highly sought-after layout of three bedrooms upstairs with bonus room, a fully finished basement, & a prime west-facing backyard backing onto a linear green space & pathway. The heart of the home is the spacious island kitchen, complete with granite countertops, an eating bar, abundant cabinetry & counter space, & a convenient walk-through pantry. Rich hardwood flooring flows throughout the main level, which also features a private home office, a generous dining area, & an inviting living room anchored by a striking gas fireplace with a floor-to-ceiling tile surround. Upstairs, the vaulted bonus room provides the perfect space for family movie nights or a children's play area. The oversized primary retreat offers a walk-in closet & a spacious ensuite with dual sinks, while two additional generously sized bedrooms provide plenty of room for a growing family. A small flex room with a sink is perfect as a craft room or it could be turned into an upper laundry. The fully finished basement expands your living space with a home theatre, gym area, an additional bedroom with a walk-in closet, a full bathroom, & exceptional storage. Step outside to enjoy the west-facing backyard overlooking the linear green space & pathway, offering direct access to the Catholic K-9 school in one direction & the public K-6 school in the other--a location that's hard to beat for families. Additional highlights include a double attached garage & recent updates such as shingles & hot water tank (2021), central air conditioning, & a new dishwasher. Ideally located just minutes from Silverado Marketplace, with Sobeys, Anytime Fitness, HotShop, Kildares Irish Pub, Poached YYC, & Shoppers Drug Mart, plus quick access to both Stoney Trail & Macleod Trail, this exceptional home offers the perfect combination of space, convenience, & family-friendly liv...

Bonus Room 18.75 Ft x 14.08 Ft

Primary Bedroom 16.67 Ft x 13.25 Ft

5pc Bathroom .00 Ft x .00 Ft

Bedroom 15.67 Ft x 12.42 Ft

Bedroom 12.50 Ft x 10.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 10.75 Ft x 10.08 Ft

4pc Bathroom .00 Ft x .00 Ft

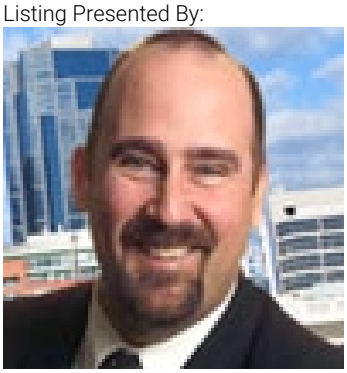
Kitchen 14.17 Ft x 13.83 Ft

Dining room 12.17 Ft x 11.92 Ft

Living room 16.67 Ft x 16.33 Ft

Office 10.00 Ft x 10.00 Ft

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

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Laundry room 8.75 Ft x 4.92 Ft

Recreational, Games room 27.92 Ft x 18.67 Ft

Den 10.92 Ft x 6.67 Ft

Laundry room 13.83 Ft x 7.83 Ft

2pc Bathroom .00 Ft x .00 Ft

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