



90 Silverado Ranch Way Calgary Alberta

\$1,400,000

****OPEN HOUSE SUN MARCH 8th 2PM - 4PM**** Welcome to Silverado Ranch - an exclusive estate enclave in SW Calgary. This exceptional custom residence by Augusta Homes is offered by the original owner and showcases 3,900 sqft of meticulously developed living space on a rare 13,745 sqft (0.31 acre) lot, backing directly onto a walking path and surrounded by mature trees for added privacy. Designed with flexibility for generational living, this home features 4 beds and 4 full baths, including a main-floor office that can easily function as a 5th bedroom, plus space to reintroduce a 6th bedroom in the fully developed sunshine basement. From the moment you enter, the craftsmanship is unmistakable. A striking slate-pattern tile entry transitions into hand-scraped hardwood flooring, setting the tone for the refined finishes throughout. The living room is a true showpiece - soaring open-to-above ceilings frame a dramatic stone fireplace, anchored by a spectacular two-storey chandelier that commands attention. The open-concept layout seamlessly connects the living, dining, and chef-inspired kitchen. The kitchen is outfitted with over \$75K in premium appliances, incl a built-in Miele refrigerator/freezer, Wolf Sub Zero gas cooktop, Miele steamer/oven combo, built-in microwave, and dishwasher. A massive central island creates an ideal gathering space, complemented by a walk-through pantry and custom mudroom built-ins for everyday functionality. Outdoor living is equally impressive. A screened-in sunroom (196 sqft) off the main deck is equipped with a ceiling fan for summer comfort and a heater for cooler nights. A floating staircase with glass railings leads to the upper level, where natural light pours in through dual skylights. The primary suite is a private sanctuary featuring vaulted ceilings, a luxurious 5pc ensuite with steam shower and soaker tub, and a walk-through closet...

Primary Bedroom 13.00 Ft x 18.00 Ft

Bedroom 11.00 Ft x 14.33 Ft

Bedroom 10.75 Ft x 11.00 Ft

Bonus Room 11.25 Ft x 23.42 Ft

Laundry room 6.83 Ft x 8.50 Ft

5pc Bathroom 9.42 Ft x 13.17 Ft

Media 11.42 Ft x 15.17 Ft

Bedroom 9.42 Ft x 14.08 Ft

Furnace 10.08 Ft x 10.50 Ft

Other 6.83 Ft x 17.17 Ft

Office 10.00 Ft x 10.42 Ft

Living room 15.08 Ft x 15.83 Ft

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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

5pc Bathroom 5.58 Ft x 13.17 Ft

4pc Bathroom 8.17 Ft x 8.75 Ft

Recreational, Games room 11.67 Ft x 24.00 Ft

Other 4.00 Ft x 6.67 Ft

Dining room 11.00 Ft x 18.75 Ft

Kitchen 13.17 Ft x 16.75 Ft

Other 7.67 Ft x 9.33 Ft