

**413 Silverado Ranch Manor SW**  
**Calgary, Alberta**

**MLS # A2136372**



**\$1,699,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Silverado  |               |                   |
| <b>Type:</b>     | Residential/House                                      |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 3,488 sq.ft.   | <b>Age:</b>   | 2013 (11 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Triple Garage Attached                                 |               |                   |
| <b>Lot Size:</b> | 0.50 Acre  |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Landscaped, Level, Pie Shaped Lot, Private |               |                   |

|                    |                                |                   |                 |
|--------------------|--------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt                        | <b>Condo Fee:</b> | -               |
| <b>Basement:</b>   | Full, Unfinished               | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame      | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -               |

**Features:** Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Walk-In Closet(s)

**Inclusions:** N/A

OPEN HOUSE June 1st (Saturday ) 1:00-4:00 pm. Welcome to your dream home! This meticulously crafted executive family residence is nestled on an impressive half-acre lot, exuding elegance from every angle. As you approach, the striking roof peaks, covered entrance, and spacious foyer immediately convey a sense of grandeur. Step inside this nearly 3500-square-foot above-grade gem and instantly feel like you've entered a showcase home. Immaculate and bathed in natural light, the main level showcases seamless maple hardwood flooring that leads to a captivating spiral staircase and an abundance of windows. The heart of the home is the thoughtfully designed main floor, perfect for hosting memorable gatherings. The kitchen, a culinary enthusiast's dream, features exquisite granite countertops, custom full-height cabinets, top-of-the-line stainless steel appliances, and a generous central island. Adjacent, you'll find a welcoming eating area and a sun-soaked family room with a southern exposure, creating an inviting space for entertaining. Additionally, the main floor encompasses a cozy living room adorned with a gas fireplace, a private front office, and a bright family dining area that seamlessly extends to the backyard. Upgraded closet organizers and soft-close drawers offer practical storage solutions. A well-appointed powder room completes this level. The upper floor boasts three bedrooms plus a bonus room, including a luxurious primary suite. This elegant retreat features separate walk-in closets for both partners, an ensuite with dual sinks, an oversized shower, and a sumptuous built-in soaker tub, evoking a spa-like ambiance. The secondary bedrooms are generously sized and enjoy ample natural light, complemented by a lavish five-piece main bathroom. The basement awaits your personal touch, providing a blank canvas for your vision. Whether you

envision a home gym, a wine cellar, a home cinema, an additional bedroom, or bathroom (rough-in conveniently located near the furnace room), the possibilities are boundless. The outdoor living space mirrors the home's excellence, featuring a concrete patio perfect for al fresco dining or evening gatherings. There's also a designated play area for the kids and an automated sprinkler system to maintain the lush greenery. Lovingly cared for by its original owners, this residence showcases extensive upgrades, including a new roof and gutters in 2022. Seize the opportunity to call this exceptional residence your own and relish the epitome of luxury living in this sought-after community. The proximity to the Silverado wetlands adds to the tranquility, while easy access to nearby elementary and high schools enhances the appeal. Arrange your private viewing today to immerse yourself in the beauty and sophistication of this extraordinary home. We can't wait to welcome you!