

113 Silverado Crest Landing SW  
Calgary, Alberta

MLS # A2148843



**\$1,775,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Silverado   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 2,289 sq.ft.  | <b>Age:</b>   | 2012 (12 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Aggregate, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated |               |                   |
| <b>Lot Size:</b> | 0.34 Acre   |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Dog Run Fenced In, Fruit Trees/Shrub(s), Lawn |               |                   |

|                    |  |                   |                 |
|--------------------|--|-------------------|-----------------|
| <b>Heating:</b>    | In Floor, Fireplace(s), Forced Air, Natural Gas            | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                     | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -               |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade | <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:** Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** TV Mounts x3, TV x3, Hot Tub, Green House, Shed, Sonos Sound System, Patio Cover

\*\*\*OPEN HOUSE SATURDAY OCTOBER 19 FROM 2-4 PM\*\*\* Step into over 4,500 sq. ft. of luxurious living in this former Augusta Fine Homes show home, offering meticulous craftsmanship and high-end features. Backing onto a scenic pathway, this fully finished walkout bungalow features soaring 16-foot ceilings, a dramatic stone fireplace, and expansive windows that flood the space with natural light. The gourmet kitchen is equipped with top-tier Sub-Zero, Wolf, and Asko appliances, a massive island with leather granite countertops, a gas stovetop, and custom cabinetry that stretches to the ceiling. The spacious breakfast nook overlooks the landscaped backyard, while the formal dining room with 16-foot ceilings is perfect for entertaining. Relax in the primary suite featuring a spa-like ensuite with an air-jetted tub, glass shower, and walk-in closet with direct access to the expansive deck. The fully finished walkout basement offers a large family room with a wet bar, gaming area, and three additional bedrooms—ideal for guests or family. The professionally landscaped backyard includes a hot tub, fire pit, greenhouse, and raised garden beds. Enjoy year-round comfort with central air conditioning, in-floor heating, and a covered upper deck with a retractable roof and spiral staircase leading to the patio. The oversized triple car garage is a car enthusiast's dream, featuring in-floor heating, 14-foot ceilings, and 2 car lifts, offering space for up to 5 vehicles. Additionally, there's a workshop space for your projects and hobbies. Silverado is a sought-after community with extensive parks and pathways, close proximity to Spruce Meadows, shopping, and easy access to major roads for a quick escape to the mountains. This exceptional home is a must-see for anyone seeking luxury and functionality in one of Calgary's premier neighborhoods. Schedule your private tour today!

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