

13 Silverado Bank Circle SW
Calgary, Alberta

MLS # A2232885



\$734,900

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|-----------|---|--------|-------------------|
| Division: | Silverado | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,765 sq.ft. | Age: | 2011 (14 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Aggregate, Double Garage Attached, Oversized | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Many Trees, Private, Rectangular Lot | | |

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|-------------|---|------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Skylight(s), Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: N/A

OPEN HOUSE SUNDAY AUG 3 from 2:00-4:00pm Pride of Ownership in a Prestigious Cul-de-Sac! This stunning, fully developed home offers over 2,700 sq ft of beautifully finished living space in an exceptional location—just one house away from a play park. From the moment you arrive, the curb appeal stands out with an oversized garage featuring windows, aggregate driveway, a welcoming entry door flanked by sidelights, and an open-to-above foyer that floods the space with natural light. Inside, you’ll find a spacious, sun-filled layout that’s anything but cookie-cutter. The main living area boasts a huge kitchen with abundant cabinetry, expansive counter space, and a skylight overhead. The large living room is anchored by a gas fireplace with built-ins, a mantle, and hearth. The main level is complete with two generously sized bedrooms and a 4-piece bathroom. Up the wrought iron staircase, the private primary retreat is a true sanctuary with two walk-in closets, dual sink vanities (one includes a makeup counter), a soaker tub, and a separate shower—all thoughtfully tucked away for maximum privacy. The sunshine basement is an absolute standout, designed for both comfort and flexibility. It includes a bedroom with dual closets (currently a home gym), a 4-piece bathroom, and a recreation/media room featuring built-in speakers, an electric fireplace, pot lights, and a sliding barn door. There’s also an additional large room with double-door entry, ready to be used as another bedroom, office, hobby room, studio or media space—so much room for activities! Enjoy outdoor living on the maintenance-free upper deck with stairs to a lush, private backyard. Below, a cozy paver-stone patio offers the perfect shady retreat. This meticulously maintained home is immaculate, thoughtfully designed, and truly one-of-a-kind. A must-see for

buyers seeking quality, style, and space in a superb location.