

780-380-6207
meghan@meghanrobinson.net

113 Silverado Crest Landing SW
Calgary, Alberta

MLS # A2148843



\$1,775,000

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

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
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!

Copyright (c) 2024 Meghan Robinson. Listing data courtesy of KIC Realty. Information is believed to be reliable but not guaranteed.