

# \$800,000 - 332 Silverado Boulevard Sw, Calgary

MLS® #A2205885

**\$800,000**

4 Bedroom, 4.00 Bathroom, 2,138 sqft  
Residential on 0.10 Acres

Silverado, Calgary, Alberta

\*\*\*OPEN HOUSE: Saturday, March 29th 1:00 - 3:00 pm\*\*\* This immaculate, gorgeously updated home backing onto a green space in the family-oriented community of Silverado embraces the outdoors with walking paths and parks right out your back door. Contemporary design, custom upgrades, 9â€™™ ceilings, central air conditioning, wide plank flooring, built-in speakers, a water softener, a central vacuum system and a high-end air purification unit (IQ Air) add extra wow factor to this exquisite home. The casually elegant living room invites relaxation in front of the warm fireplace (1 of 3!) with custom painted shiplap surround while built-in speakers set the ambience. The grandeur continues into the dining room with beautiful lighting and tranquil backyard views coming together to create an elevated backdrop to all of your events. The gourmet kitchen will have any chef feeling inspired with stone countertops, stainless steel appliances including a gas stove, a huge breakfast bar island and a pantry for extra storage. A main floor den with chic wallpaper provides a quiet work, study or hobby space. Convene around the second fireplace in the upper level bonus room and enjoy the cozy atmosphere of this additional gathering space. At the end of the day, retreat to the refined style of the primary bedroom for some well-deserved R&R complete with a large walk-in closet and a lavish ensuite boasting dual sinks, a deep soaker tub and a separate oversized shower. 2 additional bedrooms on



this level are both spacious and bright, sharing the stylish 4-piece bathroom. The fully finished basement is the perfect extension of the home with the same polished style and designer details. Sit back and relax in front of the 3rd fireplace flanked by built-ins and enjoy family movies and games nights. A flex area allows extra space for a home gym or play area. This level also boasts a 4th guest bedroom and another beautiful bathroom with dual sinks. The low-maintenance landscaped backyard sets the stage for summer barbecuing and time spent unwinding under the pergola covered patio or on the expansive deck. The kids will love the large yard that is gorgeously landscaped and continues onto the green space for endless additional play space. This phenomenal location perfectly balances both urban convenience and outdoor adventure, within walking distance to schools, the numerous amenities at Silverado Shopping Centre and the 10km of scenic walking trails that weave throughout this enchanting community. Nearby are Spruce Meadows, Sirocco Golf Club and Fish Creek Park plus oodles more amenities in the neighbouring communities. Truly an unbeatable location for this stunning, move-in ready home!

Built in 2010

### **Essential Information**

MLS® #	A2205885
Price	\$800,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,138
Acres	0.10
Year Built	2010

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	332 Silverado Boulevard Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0K5

### **Amenities**

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Stone Counters, Solar Tube(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Freezer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Family Room, Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Cedar, Stone, Vinyl Siding, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 26th, 2025

Days on Market      8

Zoning                R-G

HOA Fees             210

HOA Fees Freq.     ANN

### **Listing Details**

Listing Office        Charles

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