# \$799,999 - 30 Silverado Bank Circle Sw, Calgary

MLS® #A2236153

## \$799,999

3 Bedroom, 3.00 Bathroom, 2,483 sqft Residential on 0.01 Acres

Silverado, Calgary, Alberta

Welcome to this beautifully maintained single-family home in the highly desirable community of Silverado. Located on a quiet street just steps from three schools, this impressive property offers nearly 2,500 square feet of finished living space with an additional nearly 1,000 square feet in the partially developed basement (Both framing and Electrical completed) awaiting your personal touch. The two car garage is perfect sized for a family with multiple vehicles and the extended driveway provides added flexibility. This 3-bedroom, 2.5-bathroom home has been thoughtfully upgraded inside and out. The exterior features Allure LED smart outdoor lighting, an extended exposed aggregate driveway, an oversized deck complete with a built-in outdoor kitchen and custom privacy blindsâ€"perfect for entertaining or relaxing with your family and friends in style. Inside the home has been tastefully remodeled with over \$50,000 in upgrades within the last 2 years. Including a stunning custom kitchen featuring equipped with Calacattino quartz countertops with three waterfall edges, updated tile work, an oversized sink with built-in accessories including a soap dispenser, premium smart appliances, a WiFi-enabled oven and a gas stove. The main level is well lit with pot lights throughout and custom LED box lighting (with a wide range of colors to choose from). The primary level has premium Hardwood flooring throughout. The living room has a beautifully designed fireplace with a built-in TV enclosure







and a spacious laundry room, pantry and entry. Upstairs, the spacious primary suite offers a recently renovated ensuite complete with quartz countertops, dual upgraded sinks and faucets, LED heated mirrors, and an oversized glass-enclosed shower with elegant tiling. The home boasts a large bonus room great for lounging with the family and a spacious landing fantastic for a computer area. Additional highlights include newer carpet and interior paint (completed two years ago), central air conditioning, two furnaces, 9-foot ceilings on both the main floor and basement, and a fully finished and painted garage. The home comes equipped with a central vacuum system adding even more convenience to this well-optioned home. From the high-end finishes to the functional layout, this property is ideal for families looking to settle in one of Calgary's most sought-after neighborhoods. Don't miss your chance to call this Silverado gem your new home.

#### Built in 2010

#### **Essential Information**

MLS® # A2236153

Price \$799,999

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 2,483
Acres 0.01
Year Built 2010

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 30 Silverado Bank Circle Sw

Subdivision Silverado
City Calgary
County Calgary
Province Alberta
Postal Code T2X 0L2

### **Amenities**

Amenities Playground, Park

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No

Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed

Lighting, Track Lighting, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Gas Range, Microwave Hood Fan,

Refrigerator, Washer/Dryer, Window Coverings

Heating Natural Gas, Floor Furnace

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement None, Unfinished

#### **Exterior**

Exterior Features Lighting, Private Yard, Built-in Barbecue

Lot Description Back Yard, Front Yard, Interior Lot, Lawn, Rectangular Lot, Street

Lighting

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 3rd, 2025

Days on Market 3

Zoning R-G

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Comox Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.