

# \$734,900 - 13 Silverado Bank Circle Sw, Calgary

MLS® #A2232885

**\$734,900**

4 Bedroom, 3.00 Bathroom, 1,765 sqft

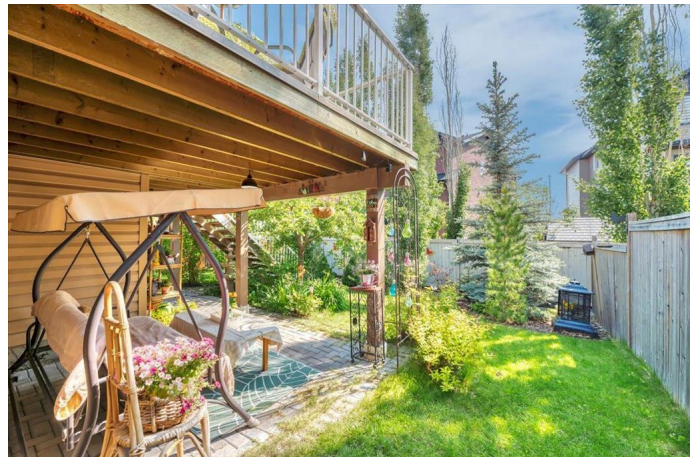
Residential on 0.11 Acres

Silverado, Calgary, Alberta

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.

Built in 2011

### Essential Information

MLS® #	A2232885
Price	\$734,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,765
Acres	0.11
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	13 Silverado Bank Circle Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0L4

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Aggregate, Oversized
# of Garages	2

### Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Skylight(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Family Room, Great Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Many Trees, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 20th, 2025
Days on Market	29
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Ally Realty
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