

**31 Silverado Bank Gardens SW
Calgary, Alberta**

MLS # A2178892



\$829,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,553 sq.ft.	Age:	2011 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: n/a

Welcome to this 2 storey, located on a quiet cul-de-sac, 2553 square feet lovely home in Silverado! The grand entry way lead you to modern open concept design with a delicate blend of warm and cozy style makes you feel right at home. This fabulous kitchen with upgraded appliances, gas stove, quartz counter top, added a nice touch to this gourmet kitchen. Upstair, come with a master bedroom with huge walk in closet and double vanity ensuite! 2 generous size bedrooms and a bonus room plus a full bath completed the second floor. Laundry on upper level - no wasted space. Upgrade: Air conditioning system installed year 2023, new shingles year 2022! Close by to two schools, Ron Southern School, Holy Child School, and Silverado Francophone School is under construction! Dr. E.P. Scarlett High School, a very good ranking high school for the community of Silverado.