

**76 Silverado Crest Place SW
Calgary, Alberta**

MLS # A2175769



\$1,125,000

Division:	Silverado		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,507 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Drive Through, Heated Garage, Insulated, Oversized, Triple Garage		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Triangular Lot, Cul-De-Sac, Low Maintenance Landscape, Many T		

Heating: Fireplace(s), Forced Air

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Chandelier, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: DC

Utilities: -

Inclusions: Miele Coffee Machine in the Kitchen, Upper Cabinets Hanging on the Wall In the Basement, TV Wall mount W/ Hardware in the Living Room, Remote Controls for Auto Blinds, Concrete Gas Fire Table on the Outdoor Patio

Open House Saturday 12pm-2:30pm. This Large Custom Built Bungalow by Baywest Homes, with an Immense Amount of Upgrades, is a one of a kind property that needs to be seen in person to be appreciated. Nestled in the serene Estate side of Silverado, this home is conveniently located within seconds of nature filled walking paths, schools & a 4 minute drive to Silverado Marketplace. Need to bomb around the City or to the mountains?! Jump on Stoney Trail instantly. Like Golf? The picturesque golf club of Sirocco is a favourable 7 minutes on 64th St W. When viewing this property, you will realize that it has been thoroughly & meticulously designed to cater its owner(s). With an abundance of significant upgrades & design, this home can truly enhance your life & create a personal retreat. Stationed on a big triangular lot, enjoy hosting friends & family on the beautiful 28' x 36' stamped concrete patio, which has been roughed in for an outdoor kitchen (gas, water, lighting, etc.). Other noteworthy features include: zero-scaped landscaping (turf & rock), a great quantity of trees for privacy, an irrigation system, a 17'9" x 26' vinyl deck, a stamped concrete pathway & a pull through garage door to the backyard. This home has been well taken care of & blends modern comforts with the tranquility of nature. This vibrant & spacious open concept bungalow bestows a modern feel when viewing & offers enjoyable sight lines with wall to wall views. Large windows invite in an abundance of natural light & enhance all of the interior features. Want a kitchen equipped with all of the tools? This kitchen will make hosting large dinners that much easier with 3 ovens (steam oven, wall oven & microwave oven). Love coffee? The Miele built-in coffee machine will make mornings just that much better. With this, the refrigerator also blends with the cabinetry & provides more space than a

standard sized fridge. Other tasteful features to be admired is the waterfall island with quartz countertops & a sophisticated gas fireplace that lights up the living room. The primary main floor bedroom is equipped with a tasteful 5 piece ensuite bath that has a deep soaker tub, a wide stand up shower combo & heated flooring. Organize your clothes with ease, utilizing the custom built walk-in closet shelves & hangers. Conveniently, the washer & dryer are located adjacent to the walk-in closet, which makes tackling laundry painless. The grande view of the main floor is a spiral stair case that ventures to the basement. This area doesn't feel like a basement with 9 ft ceilings, heated flooring throughout, large windows & a space that can be tailored to your lifestyle. 2 adequate sized bedrooms & a shared 4 piece bathroom complete the lower level & would work well for all. At last, 3 Full Furnaces (1 for the garage) a large A/C unit, air circulation & a top of the line hot water tank help lead the comforts of this home. Come view this must see property & envision life amidst the stunning surroundings of Silverado!