

**113 Silverado Crest Landing SW
Calgary, Alberta**

MLS # A2148843



\$1,775,000

Division:	Silverado		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,289 sq.ft.	Age:	2012 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Aggregate, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated		
Lot Size:	0.34 Acre		
Lot Feat:	Backs on to Park/Green Space, Dog Run Fenced In, Fruit Trees/Shrub(s), Lawn		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	TV Mounts x3, TV x3, Hot Tub, Green House, Shed, Sonos Sound System, Patio Cover		

*****OPEN HOUSE SATURDAY OCTOBER 19 FROM 2-4 PM***** Step into over 4,500 sq. ft. of luxurious living in this former Augusta Fine Homes show home, offering meticulous craftsmanship and high-end features. Backing onto a scenic pathway, this fully finished walkout bungalow features soaring 16-foot ceilings, a dramatic stone fireplace, and expansive windows that flood the space with natural light. The gourmet kitchen is equipped with top-tier Sub-Zero, Wolf, and Asko appliances, a massive island with leather granite countertops, a gas stovetop, and custom cabinetry that stretches to the ceiling. The spacious breakfast nook overlooks the landscaped backyard, while the formal dining room with 16-foot ceilings is perfect for entertaining. Relax in the primary suite featuring a spa-like ensuite with an air-jetted tub, glass shower, and walk-in closet with direct access to the expansive deck. The fully finished walkout basement offers a large family room with a wet bar, gaming area, and three additional bedrooms—ideal for guests or family. The professionally landscaped backyard includes a hot tub, fire pit, greenhouse, and raised garden beds. Enjoy year-round comfort with central air conditioning, in-floor heating, and a covered upper deck with a retractable roof and spiral staircase leading to the patio. The oversized triple car garage is a car enthusiast's dream, featuring in-floor heating, 14-foot ceilings, and 2 car lifts, offering space for up to 5 vehicles. Additionally, there's a workshop space for your projects and hobbies. Silverado is a sought-after community with extensive parks and pathways, close proximity to Spruce Meadows, shopping, and easy access to major roads for a quick escape to the mountains. This exceptional home is a must-see for anyone seeking luxury and functionality in one of Calgary's premier neighborhoods. Schedule your private tour today!