

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

MLS® #A2232885

**\$734,900**

4 Bedroom, 3.00 Bathroom, 1,765 sqft

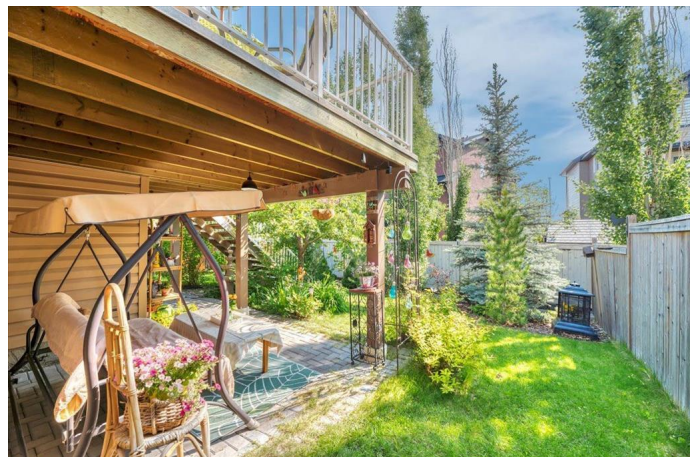
Residential on 0.11 Acres

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        | Aggregate, Double Garage Attached, 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, Family Room, Gas, 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 | 14              |
| Zoning         | R-G             |
| HOA Fees       | 210             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Ally Realty |
|----------------|-------------|

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