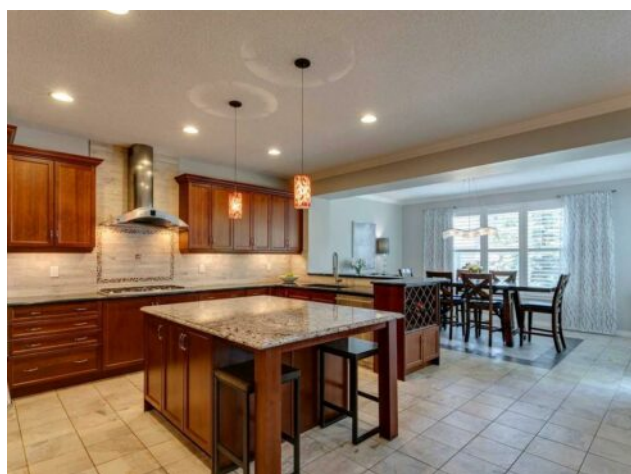


38 Silverado Bank Circle SW
Calgary, Alberta

MLS # A2229585



\$864,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,592 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Lawn, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry		

Inclusions: Built in Microwave, Cooktop, TV mounts, TV in bonus room. Playground set in backyard

Welcome to this stunning two-storey detached home on one of the most sought-after streets in Silverado! Offering OVER 3,500 SQ FT OF BEAUTIFULLY DEVELOPED SPACE, this 4-BEDROOM, 4-BATHROOM home is the perfect blend of functionality and luxury. The chef's kitchen is a dream—complete with stainless steel appliances, granite countertops, abundant prep space, and a massive walk-in pantry. Whether you're hosting a dinner party or enjoying a quiet night in, the open-concept layout and cozy fireplace make this home ideal for entertaining. Upstairs, you'll find a spacious bonus room, perfect for a playroom or media space, along with a luxurious primary suite featuring a 5-piece ensuite with dual sinks, tons of counter space, and a huge walk-in closet. The professionally FINISHED BASEMENT adds even more living space, including a generous 4th bedroom and a full 4-piece bath. Additional highlights include A/C, a DOUBLE ATTACHED GARAGE, with a large mudroom-style coat closet, and a gorgeous two-tiered backyard deck with pergola and play structure—perfect for family fun. Pride of ownership shines through, with updates like Class 4 hail-resistant shingles (2021). All this, just steps from a playground and a short walk to three schools: Holy Child (K-9), Ron Southern (K-6), and the brand-new French Immersion School (K-12). You're also minutes from Silverado Marketplace with Anytime Fitness, Sobeys, Kildares Irish Pub, Holy Grill (home of Calgary's best milkshakes) and more. Easy access to Stoney Trail and just 5 minutes to Somerset C-Train Station. This is the complete family package in a location you'll love—don't miss it!