

## 14 Silverado Ridge Link SW Calgary, Alberta

MLS # A2308937



# \$798,000

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,382 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Low Maintenance Landscape, Yard Drainage		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Stone	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Crown Molding, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Suspended Ceiling, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Goods Include: Wall built-ins and a full-height wardrobe in the upstairs Bonus Room; full-height wardrobes in the Primary Bedroom, the bedroom adjacent to the bathroom, and the upstairs Flex area. Also included are the sectional sofa and a coffee table with two side tables located in the Living Room. Please Note: Existing garage door will be replaced with the New Door.

Discover this BEAUTIFULLY MAINTAINED WEST-FACING SINGLE-FAMILY HOME, located on a quiet street in the highly desirable, family-friendly community of Silverado. Offering 3,338 sq. ft. of fully developed living space, this impressive home features four bedrooms, a main-floor office, and a fully finished basement. The spacious upper-level bonus room is thoughtfully designed and could easily be converted into an additional bedroom using the existing double doors. With an inviting curb appeal, the home features durable James Hardie siding and a new roof, both completed in 2022, along with a beautifully landscaped front yard. Enjoy year-round comfort with central air conditioning and efficient forced-air heating, while the attached double garage provides secure parking and ample storage space. Inside, the home offers a blend of thoughtful upgrades and well-maintained finishes throughout. The main floor features hardwood flooring, pot lights, 9&rsquo; ceilings, and a cozy gas fireplace. The kitchen features maple cabinetry, granite countertops, and newer appliances, with all appliances under five years old. Additional features throughout the home include a central vacuum system, built-in sound system, high efficiency exhaust fans in the upper bathrooms, vaulted ceilings in the upper-level bonus room, and new windows with privacy screens in the ensuite bathroom. The fully finished basement provides an excellent additional living space, complete with a suspended T-bar ceiling and extra-large storage area&mdash;ideal for a recreation room, home gym, media space, or additional family living. Step outside to enjoy the huge backyard, complete with an oversized deck with vinyl flooring and glass railings, a stone patio, spacious lawn area, and mature trees along the perimeter for added privacy&mdash;creating the perfect outdoor setting for relaxing.

Beyond the home itself, the location offers exceptional convenience and lifestyle amenities. Families will appreciate being within walking distance to Holy Child School (K&ndash;9), Ron Southern School (K&ndash;6), and a Francophone school (K-12), along with nearby green space, playground and open sports fields for outdoor activities. Shopping and everyday conveniences at Silverado Marketplace are also just minutes away. A bus stop is located steps from the front door, while quick access to Stoney Trail and Macleod Trail makes commuting throughout the city seamless. You&rsquo;re also just minutes from Spruce Meadows, the Somerset LRT Station, YMCA & Public Library, Shawnessy Shopping Centre, and a variety of nearby amenities. Nature lovers will appreciate being close to Fish Creek Provincial Park and the Bow River, offering endless opportunities for walking, biking, and outdoor recreation. This is an incredible opportunity to own a move-in-ready home in one of Calgary&rsquo;s most sought-after communities. Book your private showing today with your favorite agent! PLEASE NOTE: EXISTING GARAGE DOOR IS BEING REPLACED WITH A NEW DOOR TO ENHANCE THE VALUE OF THE FACADE.