

# \$714,900 - 13 Silverado Bank Circle Sw, Calgary

MLS® #A2232885

**\$714,900**

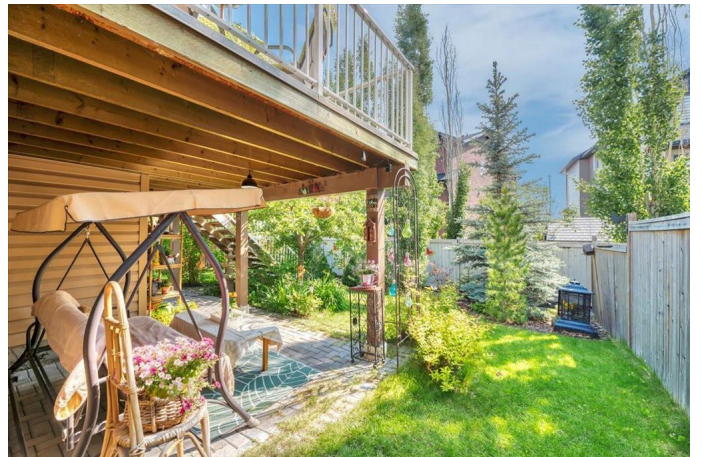
4 Bedroom, 3.00 Bathroom, 1,765 sqft  
Residential on 0.11 Acres

Silverado, Calgary, Alberta

\*OPEN HOUSE SUNDAY AUG 3 from 2:00-4:00pm\* 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	\$714,900
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	Double Garage Attached, Aggregate, Oversized
# of Garages	2

## Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Open Floorplan, Skylight(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	Family Room, Gas, Electric, Great Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Rectangular Lot, Many Trees, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	57
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.