

# \$1,785,000 - 157 Silverado Ranch Manor Sw, Calgary

MLS® #A2200783

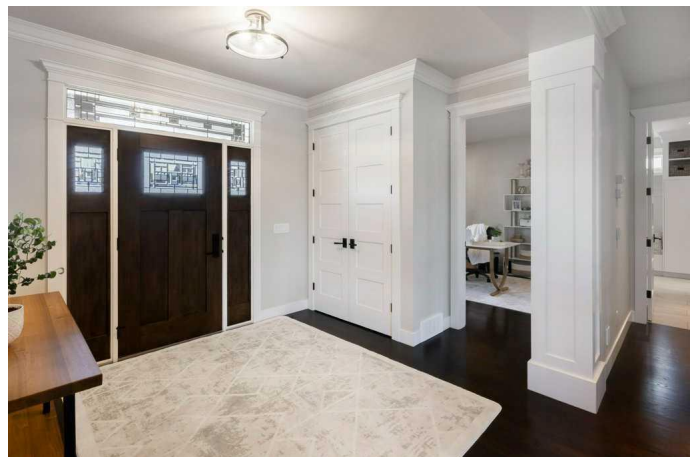
**\$1,785,000**

3 Bedroom, 3.00 Bathroom, 3,191 sqft

Residential on 0.33 Acres

Silverado, Calgary, Alberta

\*\*Seller is currently developing the basement consisting of a large family room, 2 bedrooms and a full bathroom. Situated on a huge corner lot in a quiet cul-de-sac, this stunning custom-designed and built home is a masterpiece of architecture and craftsmanship. From the moment you step inside, you'll be captivated by the extensive trim and woodworking, unique staircase and high-end finishes and upgrades creating an immersive living experience. The grand vaulted living room invites relaxation in front of a striking floor-to-ceiling stone fireplace, complemented by elegant beams that add warmth and charm. The chef's dream kitchen is a showstopper, featuring an upgraded appliance package which includes (6-burner gas range, second wall oven, 36" fridge, 36" freezer, dishwasher, drawer microwave) and an abundance of custom cabinetry. Thoughtfully designed in-cabinet and under-mount lighting enhance the space, while a granite-topped built-in table offers a cozy gathering spot. Hosting is effortless with the butler's pantry, which boasts additional storage, a bar sink, and a wine fridge. The dining room is adorned with elegant lighting and oversized windows, creating a beautiful backdrop for entertaining. A private main-floor den offers a quiet retreat for work or study. Meanwhile, the mudroom perfectly blends style and function with built-in lockers, a bench with drawers, beadboard paneling, and a broom closet for extra storage. The powder room completes the



main floor. Upstairs, the spacious bonus room is ideal for family movie nights or game days. The primary suite is a true sanctuary, featuring a coffered ceiling, custom walk-in closet with built-ins, and a cozy reading nook with a west-facing balcony and a double-sided fireplace. The spa-like 5-piece ensuite boasts dual vanities with ample storage, an oversized shower, and a freestanding soaker tub. Two additional well-appointed bedrooms include built-in closet organizers and share a beautifully designed 5-piece bathroom with dual sinks. The upper-level laundry room makes chores effortless with its deep sink, drying rack, ample cabinetry, and beadboard paneling. Step outside into a private backyard oasis, perfect for entertaining and relaxation. Enjoy a BBQ deck with a food-prep counter under a charming wood trellis, two additional private patios, plus a massive 32' x 18' west-facing wood deck. The outdoor space is further enhanced by raised garden beds with WiFi-controlled automatic irrigation, built-in irrigation for all lawn areas, and a Bocce court with artificial turf. The property line extends beyond the black rail fence, adding extra privacy. Ideally located just steps from 10 kms of scenic walking trails, this home is also within walking distance of schools and minutes from Silverado Market Place, Spruce Meadows, Sirocco Golf Club, and numerous amenities. This is a rare opportunity to own a truly exceptional home in Silverado Ranch Manor—where luxury, comfort, and thoughtful design come together seamlessly.

Built in 2014

### **Essential Information**

MLS® #	A2200783
Price	\$1,785,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,191
Acres	0.33
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	157 Silverado Ranch Manor Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0M6

### Amenities

Amenities	Park, Playground, Picnic Area
Parking Spaces	6
Parking	Oversized, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Beamed Ceilings, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Freezer, Garage Control(s), Gas Range, Microwave, Refrigerator, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Electric, Gas, Living Room, Master Bedroom, Stone, Basement
Has Basement	Yes

Basement	Full, Unfinished
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## Exterior

Exterior Features	Garden, Private Yard
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Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Garden, Landscaped, Lawn, Many Trees, Private, Underground Sprinklers, See Remarks
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Roof	Asphalt Shingle
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Construction	Stone, Stucco, Wood Frame
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Foundation	Poured Concrete
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## Additional Information

Date Listed	March 12th, 2025
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Days on Market	37
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Zoning	DC
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HOA Fees	210
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HOA Fees Freq.	ANN
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## Listing Details

Listing Office	RE/MAX Landan Real Estate
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