

# \$1,399,999 - 305 Silverado Ranch Manor Sw, Calgary

MLS® #A2226373

**\$1,399,999**

3 Bedroom, 3.00 Bathroom, 2,102 sqft

Residential on 0.30 Acres

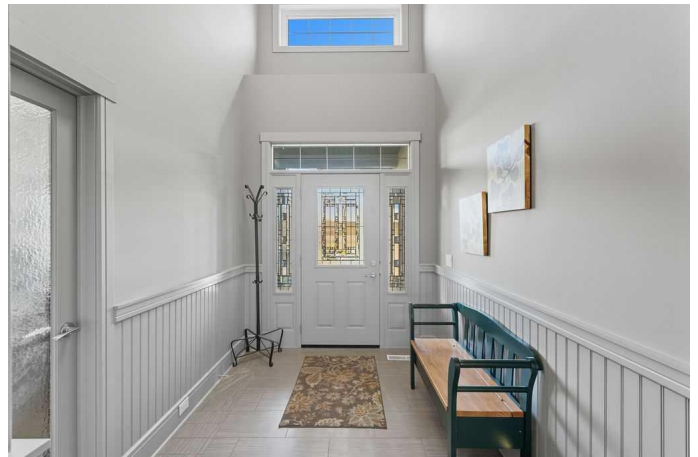
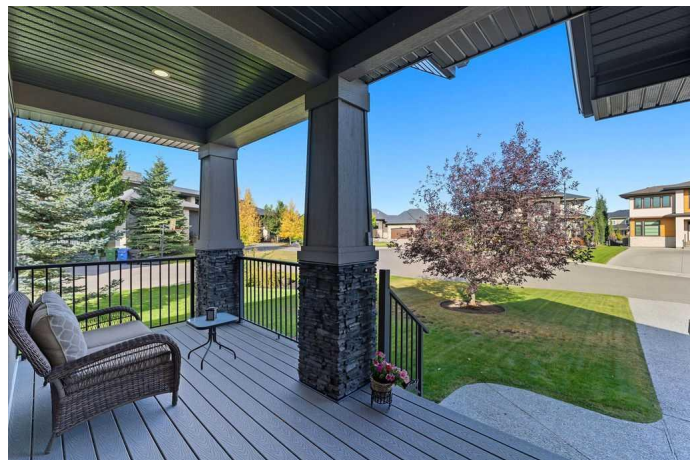
Silverado, Calgary, Alberta

RARE!!! Custom built bungalow that Has it All! This exceptionally well designed home checks all the boxes! Extremely large lot backing on to a quiet reserve, cul-d-sac location, spacious rooms, upgraded cabinets and fixtures, great curb appeal, extremely well maintained by owners, enclosed 3 season heated sun room plus a covered Gazebo. AND a 4 Car heated Garage with high ceilings that can accommodate car lifts, plus a rear garage door with a drive way to park your extra vehicle or boat in the rear yard! This home is very aggressively priced! Seeing is WANTING!!!!

Built in 2012

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2226373    |
| Price          | \$1,399,999 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,102       |
| Acres          | 0.30        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |



## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 305 Silverado Ranch Manor Sw |
| Subdivision | Silverado                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 0V2                      |

## Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Other                 |
| Parking Spaces | 8                     |
| Parking        | Quad or More Attached |
| # of Garages   | 4                     |

## Interior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Ceiling Fan(s), Granite Counters             |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings, Central Air Conditioner, Convection Oven, Disposal, Gas Cooktop, Tankless Water Heater, Washer/Dryer |
| Heating           | Baseboard, In Floor, Fireplace(s), Forced Air, Natural Gas, Boiler, Hot Water                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                  |
| # of Fireplaces   | 2                                                                                                                                                                                    |
| Fireplaces        | Family Room, Gas, Glass Doors, Living Room, See Remarks                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                                                       |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Covered Courtyard                                |
| Lot Description   | Landscaped, Rectangular Lot, Underground Sprinklers, Cul-De-Sac, See Remarks |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Stone, Stucco, Wood Frame                                                    |
| Foundation        | Poured Concrete                                                              |

## Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 3rd, 2025 |
|-------------|-------------------|

|                |                 |
|----------------|-----------------|
| Days on Market | 15              |
| Zoning         | DC (pre 1P2007) |
| HOA Fees       | 210             |
| HOA Fees Freq. | ANN             |

## **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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