

\$1,475,000 - 309 Silverado Ranch Manor Sw, Calgary

MLS® #A2266489

\$1,475,000

4 Bedroom, 4.00 Bathroom, 2,935 sqft

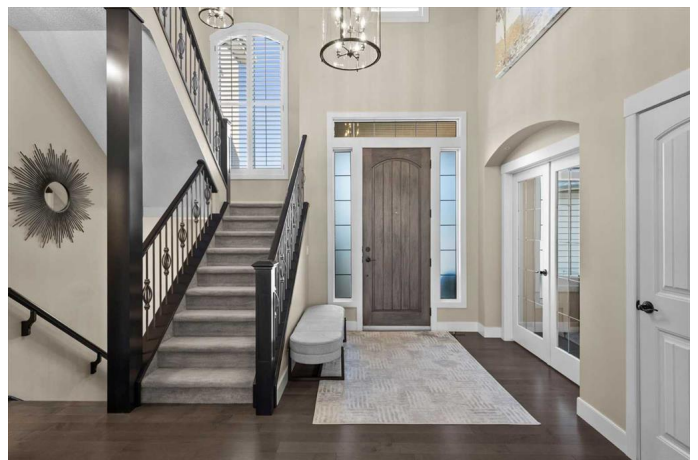
Residential on 0.29 Acres

Silverado, Calgary, Alberta

South, Sun and Sunsets! With over 4,200 sq. ft. of living space and a heated 4+ car GARAGE, this home was designed for those who value room to move, gather, and breathe. Positioned within Silverado's exclusive estates, where custom homes sit on no less than ¼-acre lots, this meticulously maintained gem offers space, privacy, and craftsmanship that's hard to find in today's market. The GRAND FOYER welcomes you with vaulted ceilings, rich hardwood floors, and open sightlines that flow naturally through the main level. The CHEF'S KITCHEN impresses with granite counters, high-end appliances, dual beverage fridges, a large island with prep sink, and a walk-through pantry connecting to the mudroom. The GREAT ROOM features a stone-faced gas fireplace and south-facing windows overlooking your private, tree-framed yard, while the main floor office adds function and flexibility.

UPSTAIRS, the primary suite feels like a retreat with two separate custom walk-in closets and a spa ensuite with double sinks, freestanding soaker tub, and oversized shower. Two additional bedrooms, a full bath, and a fully equipped laundry room share the level. The BONUS ROOM, set on its own floor, provides privacy and space to unwind.

The LOWER LEVEL includes a bright recreation area, fourth bedroom with



walk-through closet, and a full bath, ideal for guests or teens. OUTSIDE, enjoy your private backyard oasis with a glass-railed deck, manicured lawn, and private gazebo surrounded by nature. Additional highlights include air conditioning, underground sprinklers, gas line for BBQ, rough-in wet bar, and a GARAGE utility sink with hot and cold taps plus drain.

With scenic pathways, parks, Spruce Meadows, schools, shopping, and dining all close by, this home blends estate-style living with everyday convenience. Meticulously maintained, mint condition, and move-in ready. If youâ€™ve been waiting for â€œthe one,â€• this is it.

Built in 2014

Essential Information

MLS® #	A2266489
Price	\$1,475,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,935
Acres	0.29
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	309 Silverado Ranch Manor Sw
Subdivision	Silverado
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2X 0V2

Amenities

Amenities	Playground
Parking Spaces	8
Parking	Additional Parking, Aggregate, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Tandem, Quad or More Detached
# of Garages	5

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound, Wired for Data
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone, Blower Fan
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Garden, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Interior Lot, Landscaped, No Neighbours Behind, Pie Shaped Lot, Private, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	2

Zoning	DC (pre 1P2007)
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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