

# \$1,995,000 - 409 Silverado Ranch Manor Sw, Calgary

MLS® #A2239006

**\$1,995,000**

5 Bedroom, 4.00 Bathroom, 3,288 sqft

Residential on 0.34 Acres

Silverado, Calgary, Alberta

Welcome to an extraordinary luxury estate home nestled on a pristine 1/3 acre lot in the coveted SW Calgary community of Silverado. This remarkable home blends sophisticated design with exceptional craftsmanship, offering an unparalleled lifestyle in one of Calgary's most desirable neighborhoods. From the moment you arrive, you'll be captivated by the grand curb appeal and meticulously landscaped grounds that frame this exquisite residence. Step inside to discover a thoughtfully designed layout flooded with natural light, featuring soaring ceilings, expansive windows, and premium finishes throughout. The heart of the home is a gourmet chef's kitchen, perfect for entertaining, with high-end appliances, a large central island, and plenty of custom cabinets that will delight culinary enthusiasts. The open-concept living and dining areas flow effortlessly, creating inviting spaces. The main floor also has a large flex room overlooking the backyard and is currently used as a home office. Completing the main floor is the laundry area that connects the home to the triple attached heated garage with epoxy flooring. Retreat to any of the spacious bedrooms all generously sized to accommodate a king-sized bed each offering comfort and privacy for family and guests. The luxurious primary suite, complete with a spa-inspired ensuite and a spacious walk-in closet. The fully developed lower level has an Italian-inspired custom stone and brick wine cellar, perfect for



showcasing your collection and entertaining in style a large living room and games area with wet bar, two large bedrooms and a full bathroom complete the lower level. The striking exterior features elegant stone cladding, lush landscaping, and Gemstone lighting that creates a captivating ambiance year-round. Outback there is an expansive wrap-around deck with sleek glass railings with breathtaking views and offers a built-in grilling station that makes entertaining effortless. An inviting outdoor lounge, highlighted by a stunning stone accent wall, provides the perfect setting for gatherings or quiet relaxation, all while overlooking your own private outdoor oasis. At the heart of this resort-inspired retreat is a spectacular in-ground swimming pool with a dramatic waterfall feature, surrounded by beautifully landscaped grounds and mature trees that ensure both privacy and tranquility. The pool's clean, modern lines are enhanced by a stamped concrete deck. Adjacent to the pool, an elegant stone pool house with an outdoor shower seamlessly blends indoor and outdoor living, ideal for relaxing, dining, or entertaining. Manicured lawns and thoughtfully placed greenery create a serene backdrop, making this outdoor sanctuary the ultimate setting for unwinding or enjoying unforgettable summer days with family and friends. Easy access to scenic pathways, parks, and the world-class Spruce Meadows equestrian facility just moments away. Convenient proximity to top schools, shopping, dining, and major roadways.

Built in 2013

**Essential Information**

MLS® #	A2239006
Price	\$1,995,000
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,288
Acres	0.34
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	409 Silverado Ranch Manor Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X0V2

### **Amenities**

Parking Spaces	8
Parking	Heated Garage, Oversized, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Bar, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Wet Bar, Recreation Facilities
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Great Room, Tile
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard, Barbecue, Lighting, Outdoor Grill, Outdoor Shower
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level, Low Maintenance Landscape, Many Trees, Garden, Underground Sprinklers, Waterfall
Roof	Asphalt Shingle
Construction	Stone, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 11th, 2025
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	Graham Realty Inc.
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