

# \$675,000 - 41 Silverado Ponds View Sw, Calgary

MLS® #A2244718

**\$675,000**

3 Bedroom, 3.00 Bathroom, 2,076 sqft

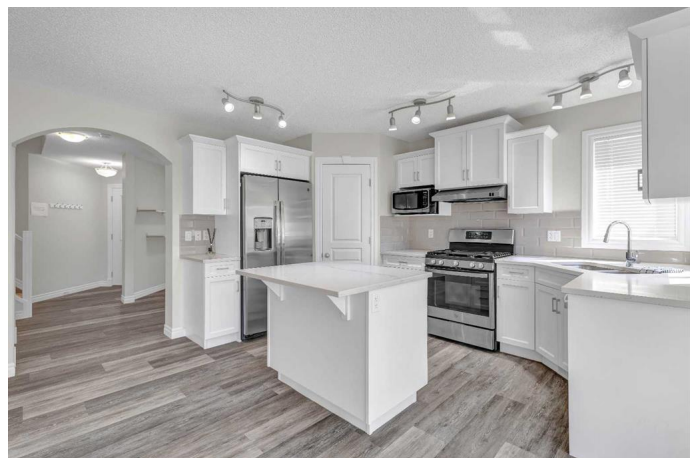
Residential on 0.09 Acres

Silverado, Calgary, Alberta

Open House SAT AUG 9TH 1-3PM: Stylish. Spacious. Move-In Ready. Welcome to 41 Silverado Ponds View SW, a beautifully updated home offering over 2,000 sq ft of living space on a quiet cul-de-sac in the highly sought-after community of Silverado. With 3 bedrooms, 2.5 bathrooms, a main floor den or flex room, a huge upstairs bonus room, and a large double attached garage, this home checks all the boxes for families seeking space, comfort, and convenience.

Step inside and you'll immediately notice the abundance of natural light that fills the home throughout the day. This is something that truly sets the property apart. The warm, modern interior features luxury vinyl plank flooring, tall baseboards, and a clean neutral color palette. At the front of the home, the versatile flex room works perfectly as a home office, formal dining space, or playroom. The fully renovated kitchen features refinished cabinets with updated hardware, quartz countertops, and stainless steel appliances including a gas stove. The open-concept living and dining areas make entertaining easy, with a cozy gas fireplace and tile surround adding to the inviting atmosphere.

Upstairs, the bonus room above the garage offers a generous space for movie nights or a kids' play area. The primary suite is a peaceful retreat with a walk-in closet and a spa-like 4-piece ensuite complete with a



soaker tub and separate shower. Two more spacious bedrooms and a second full bathroom complete the upper level.

The unfinished basement offers endless potential for future development. Outside, the west-facing backyard is bathed in afternoon sun and features a large deck and plenty of green space for kids or pets.

The location is a standout feature. You're in the northeast corner of Silverado, just minutes from the first community entrance, which means you're only a five-minute drive or ten-minute bike ride to the Somerset-Bridlewood C-Train Station. Two nearby bus stops are just a two-minute walk from the house, making commuting quick and convenient. A new roof was installed in 2022, adding peace of mind for years to come.

With updated bathrooms, fresh paint, main floor laundry, and quick access to Macleod and Stoney Trail, this home offers stylish living in an ideal location. Come see why this light-filled home in Silverado stands out from the rest.

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244718    |
| Price          | \$675,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,076       |
| Acres          | 0.09        |
| Year Built     | 2006        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 41 Silverado Ponds View Sw |
| Subdivision | Silverado                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2X 0B6                    |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer                                              |
| Heating           | Forced Air, Natural Gas                                                                                                |
| Cooling           | None                                                                                                                   |
| Fireplace         | Yes                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                      |
| Fireplaces        | Gas, Living Room                                                                                                       |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                       |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Rectangular Lot                |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 30th, 2025 |
|-------------|-----------------|

|                |     |
|----------------|-----|
| Days on Market | 11  |
| Zoning         | R-G |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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