



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**22 SILVERADO PLAINS Common, Calgary T2X 0R7**

MLS®#: **A2152088**

Area: **Silverado**

Listing Date: **11/08/24**

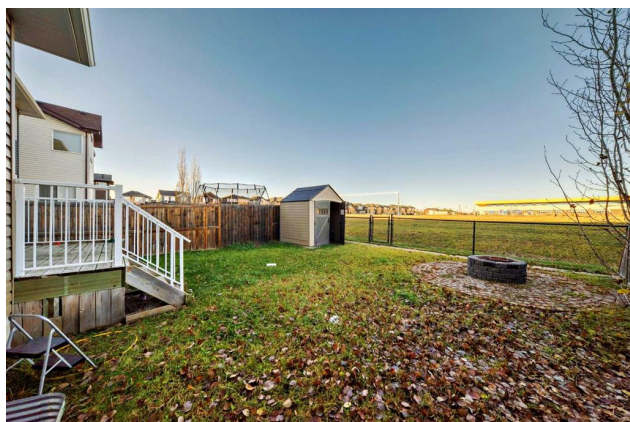
List Price: **\$724,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2011**

Finished Floor Area

Abv Sqft: **2,207**

Low Sqft:

Ttl Sqft: **2,207**

Lot Information

Lot Sz Ar: **3,905 sqft**

Lot Shape: **10.37M\*34.99M**

DOM

**13**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Private**  
Park Feat: **Double Garage Attached,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **Fire Pit**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island,No Animal Home**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	8`5" x 12`2"
2pc Bathroom	Main	4`7" x 5`8"
Pantry	Main	7`7" x 4`11"
Dining Room	Main	9`3" x 11`11"
5pc Ensuite bath	Second	11`7" x 10`1"
Walk-In Closet	Second	11`8" x 5`9"
Bedroom	Second	9`8" x 11`8"

Room	Level	Dimensions
Den	Main	9`3" x 8`8"
Laundry	Main	6`1" x 13`5"
Living Room	Main	14`0" x 13`0"
Kitchen With Eating Area	Main	12`1" x 11`11"
Bedroom - Primary	Second	13`0" x 14`2"
Bedroom	Second	9`6" x 11`8"
4pc Bathroom	Second	8`8" x 5`7"

**Bonus Room**

**Second**

**16`0" x 14`0"**

**Flex Space**  
Legal/Tax/Financial

**Basement**

**38`9" x 23`8"**

Title:  
**Fee Simple**  
Legal Desc:

**1013712**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Welcome to the highly sought-after Silverado community with easy access to the beautiful rolling hills, the world-renowned Spruce Meadows equestrian facility, and the charming Fish Creek Provincial Park. Sitting in your tranquil private backyard with a spacious deck and a professionally designed fire pit, you will also enjoy the exclusive view of the vast green space of Ron Southern School (Calgary Board of Education). This bright spacious home offers over 2207 sqft above-level living space with its 9' ceilings, a gas fireplace, maple banisters, and exquisite light fixtures throughout. The kitchen is designed with a center island with granite countertops and floor-to-ceiling cabinetry. Laundry is located conveniently on the main floor with the attached double garage, a mudroom, a 2-piece bath, and a well-positioned office/flex room. Walking to the second floor, you will find the spacious bonus room with vaulted ceilings, 2 large bedrooms, a welcoming master suite featuring a walk-in closet, 5-piece ensuite with a jacuzzi. The unspoiled basement is ready for your unique design and finishing touches. Book a viewing today to see how to customize your own home in the beautiful Silverado community!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX First**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

