



THE
A-TEAM

**RE/MAX
FIRST**

204 SILVERADO Boulevard, Calgary T2X 0K4

MLS® #: **A2156716**

Area: **Silverado**

Listing Date: **08/10/24**

List Price: **\$744,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar: **4,370 sqft**
Lot Shape:

Access:

Lot Feat: **Lawn, Landscaped, Treed**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,291**
Low Sqft:
Ttl Sqft: **2,291**

DOM

39
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Stone, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, ENERGY STAR Qualified Dishwasher, Microwave Hood Fan, Refrigerator, Window Coverings**
Int Feat: **High Ceilings, Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`10" x 15`1"
Dining Room	Main	10`5" x 14`0"
Laundry	Main	9`4" x 11`7"
Den	Main	9`11" x 10`5"
Bedroom - Primary	Upper	16`9" x 14`0"
Walk-In Closet	Upper	7`11" x 6`4"
Bedroom	Upper	9`9" x 12`0"

Room	Level	Dimensions
Kitchen	Main	13`8" x 14`8"
Pantry	Main	5`7" x 6`7"
2pc Bathroom	Main	7`2" x 3`0"
Entrance	Main	6`11" x 4`0"
5pc Ensuite bath	Upper	13`7" x 11`3"
Office	Upper	5`0" x 10`0"
4pc Bathroom	Upper	5`10" x 11`3"

Bedroom	Upper	10`2" x 10`9"	Bedroom	Upper	10`0" x 10`6"
Other	Basement	34`0" x 27`10"	Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-1**

Legal Desc: **0715193**

Remarks

Pub Rmks: **Welcome home! A 2-storey home located in the desirable, well established and family friendly community of Silverado. The formal entrance leads to a bright den/office area with and oversized window bringing in loads of natural light. The living room boasts 9 feet ceilings, beautiful hardwood flooring and a cozy gas fireplace. The kitchen features a walk through pantry, granite countertops, stainless steel appliances and overlooks the dining area with access to the back deck and large back yard, well landscaped with and underground sprinkler system in both the front and back yard , large pine trees, shrubs, a cherry and plum tree and fire pit. A beautiful oasis in the summer months. The 2-piece bathroom, laundry room/ mud room and an attached 2 car garage complete this space. Upstairs, you will find a sitting area, a 4pc bathroom and FOUR bedrooms, including a primary bedroom with a spa like ensuite bathroom featuring a corner jacuzzi tub, double sinks and a separate glass shower. Large basement has over 700 sqft of space with a built in sounds system, a blank slate for future development. Located across from the school which is K-9 school, close to Stoney Trail, Spruce Meadows, restaurants and shopping. This home has a new roof, eaves troughs and new siding and is air conditioned. Don't miss this opportunity and call for your viewing today!**

Inclusions: **N/A**

Property Listed By: **2% Realty**

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









