



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5 SILVERADO CREEK Crescent, Calgary T2X 0C5**

MLS®#: **A2157929**

Area: **Silverado**

Listing Date: **08/15/24**

List Price: **\$897,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2007**

Lot Information

Lot Sz Ar: **4,736 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,319**  
Low Sqft:  
Ttl Sqft: **2,319**

DOM

**34**  
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,Corner Lot,Low Maintenance Landscape,Landscaped,Street Lighting**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Playground,Rain Gutters**

Construction: **Concrete,Manufactured Floor Joist,Silent Floor Joists,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Chandelier,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`9" x 15`8"
Kitchen With Eating Area	Main	16`8" x 15`5"
Bonus Room	Upper	17`0" x 16`9"
Bedroom - Primary	Upper	23`6" x 14`6"
5pc Bathroom	Upper	14`8" x 10`11"
4pc Bathroom	Upper	9`8" x 5`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	12`0" x 12`0"
Foyer	Main	17`10" x 6`5"
Bedroom	Upper	12`0" x 10`7"
Bedroom	Upper	12`2" x 10`6"
2pc Bathroom	Main	
Laundry	Main	7`9" x 7`5"

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Title:	Zoning:
<b>Fee Simple</b>	<b>R-1</b>
Legal Desc:	<b>0710793</b>

Remarks

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Pub Rmks: **Here's your chance to purchase a beautiful, large home in SW Calgary with both a large living room window AND dining room window facing the street, AND an oversized double attached garage also facing a street, PLUS a patio overlooking treed green space featuring a pathway to a pond on the 3rd side. This American-style home sits on a 108 ft wide lot with a PVC-fenced manicured front yard leading to a foyer that directs you to all the rooms on the main floor including living room, dining room and kitchen, while another door from the garage leads to the spacious mud-room opening to the kitchen -- with an island and all the usual luxuries. Discrete stairs from the main floor go up to a windowed bonus room in the middle of the home flanked by a master bedroom on one side with double-direction windows, and bright south & west windows in the secondary bedrooms rooms on the other. See the floor plans in the photos and have a visit to appreciate this vast and unique layout. There's ample parking in front of the home and in front of the garage giving your guests' lots of space for social gatherings. FYI. Shingles and siding are newer. And, the basement offers space to add more living area if you want. This friendly, corner lot layout home is beyond cookie cutter everywhere else, and you must see how it stands out!**

Inclusions: n/a  
Property Listed By: **RE/MAX Real Estate (Central)**

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