



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**267 SILVERADO Drive, Calgary T2X 0E8**

MLS®#: **A2162230**

Area: **Silverado**

Listing Date: **09/03/24**

List Price: **\$679,900**

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: **3,358 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane**  
Park Feat: **Double Garage Detached, Garage Faces Rear**

DOM

**15**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Refrigerator, Stove(s), Washer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`5" x 8`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`8" x 6`7"</b>
<b>Nook</b>	<b>Main</b>	<b>12`7" x 8`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`9" x 8`9"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`9" x 3`1"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>13`3" x 12`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`7" x 13`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`10" x 3`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`4" x 12`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 9`11"</b>
<b>Living Room</b>	<b>Lower</b>	<b>15`5" x 12`11"</b>
<b>Other</b>	<b>Lower</b>	<b>8`6" x 7`3"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	

**4pc Ensuite bath**

**Upper**

**3pc Bathroom**  
Legal/Tax/Financial

**Lower**

Title:  
**Fee Simple**  
Legal Desc:

**0713071**

Zoning:  
**R-1N**

Remarks

Pub Rmks: **Welcome to a large very well maintained home in the beautiful community of Silverado! This larger than usual (1656 sq ft above grade) two storey property offers a lot of things you won't find anywhere else: 1) Oversized DOUBLE CAR GARAGE 24' x 24' - it is fully finished inside and out and comes with built in work bench - a perfect space for a workshop! 2) Beautiful MAINTENANCE FREE BACKYARD with a huge deck (for your summer parties) plus a front porch at the for your morning coffee. 3) Fully finished in 2016 (with permits) basement that offers a huge living room, a full bathroom and a large bedroom. 4) Main floor comes with a spacious living room with a 3 side gas fireplace, a kitchen with granite countertops, an island and a dining area. 5) The upper floor features a master bedroom with a walk-in closet, large ensuite bathroom, 2 more good size bedrooms and another full washroom, 6) Roof shingles were redone in 2016. 7) The location is excellent - easy access to the Ring Road, walking distance to the Silverado shopping plaza, short driving distance (or bus) to Somerset/Bridlewood LRT. Come view this gorgeous home right now!**

Inclusions: **n/a**  
Property Listed By: **RE/MAX First**

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