



THE
A-TEAM

**RE/MAX
FIRST**

68 SILVERTON GLEN Green, Calgary T2X 5B7

MLS®#: **A2162283** Area: **Silverado** Listing Date: **09/02/24** List Price: **\$588,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **1,970 sqft**
 Lot Shape:

DOM

16
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Alley Access,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Garage Control(s),Gas Range,Microwave**
 Int Feat: **Breakfast Bar,High Ceilings,No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`0" x 11`8"	Kitchen With Eating Area	Main	12`5" x 13`0"
Dining Room	Main	9`3" x 11`6"	Foyer	Main	80`5" x 7`2"
2pc Bathroom	Main	4`3" x 5`1"	Bedroom - Primary	Second	11`8" x 11`11"
Bedroom	Second	8`10" x 12`6"	Bedroom	Second	7`11" x 11`4"
Laundry	Second	4`9" x 3`7"	3pc Ensuite bath	Second	8`11" x 5`2"
4pc Bathroom	Second	8`3" x 4`11"	Mud Room	Main	5`1" x 6`0"

Title:
Fee Simple

Zoning:
Rc-2

Legal Desc: **2310962**

Remarks

Pub Rmks: **Logel Homes, Calgary's premier condo and townhome builder, is proud to introduce its exceptional new townhomes in the southwest community of Silverton. These homes offer a thoughtfully designed layout featuring three bedrooms, two and a half baths, and the added benefit of no condominium fees. This home includes a single-car garage, providing secure and convenient parking. The kitchen is designed for both style and function, with 41" high cabinetry, an extended island, and elegant pendant lighting. A stainless steel appliance package comes complete with a built-in convection oven, microwave, refrigerator, dishwasher, air conditioning, washer, and dryer. The SE-facing backyard is fenced, and the exterior is finished with vinyl and Hardie board siding. The primary and ensuite bathrooms are appointed with durable tile flooring, with the ensuite boasting a fully tiled walk-in shower and a chic sliding glass barn door. Throughout this 1,309-square-foot home (builder measurement), Logel Homes' commitment to quality craftsmanship and modern living is unmistakable. As Calgary's Multi-Family Builder of the Year for three consecutive years, Logel Homes continues to set the standard for excellence in residential design and construction.**

Inclusions:
Property Listed By:

**N/A
RE/MAX Real Estate (Central)**

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







