



THE
A-TEAM

**RE/MAX
FIRST**

230 SILVERADO PLAINS Circle, Calgary T2X 0R6

MLS® #: **A2163441**

Area: **Silverado**

Listing Date: **09/06/24**

List Price: **\$665,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**
Lot Information
Lot Sz Ar: **3,907 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,730**
Low Sqft:
Ttl Sqft: **1,730**

DOM

12
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,No Neighbours Behind,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer**
Int Feat: **Bathroom Rough-in,Ceiling Fan(s),Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"
Kitchen	Main	9`5" x 13`5"
Living Room	Main	13`6" x 13`11"
4pc Ensuite bath	Second	10`2" x 9`0"
Bedroom	Second	10`1" x 8`11"
Bedroom - Primary	Second	12`5" x 14`4"

Room	Level	Dimensions
Dining Room	Main	9`5" x 11`5"
Laundry	Main	7`10" x 8`9"
4pc Bathroom	Second	8`8" x 4`11"
Bedroom	Second	10`1" x 8`10"
Bonus Room	Second	13`11" x 12`6"
Walk-In Closet	Second	10`2" x 4`6"

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-1N**

Legal Desc:

1013712

Remarks

Pub Rmks:

Welcome to this bright and sunny 3 bedroom, 2.5 bath home in desirable Silverado! Enjoy the warmth and charm this one owner home has to offer, featuring an open concept design, hardwood flooring, 9 foot ceilings, and a main floor laundry room for convenience. The condition of this home is excellent, well maintained and has had no smoking or pets. The Kitchen offers a spacious design and boasts granite countertops, lots of cupboard space, S/S appliances and easy access to a large walk through pantry. The Living Room is open to the Kitchen and features a sleek gas fireplace with surrounding tile, for your comfort on those cooler months. Plenty of space in the Dining area, overlooks the back yard and green space with access to the deck. The upper floor hosts 3 bedrooms, the Primary bedroom complete with a large walk in closet and 4 piece ensuite bath. An additional space for family relaxing or spending time together can be done in the upper floor bonus room. The West facing deck is designed with a maintenance free glass railing and is perfect for patio furniture, BBQ and gathering with friends and family. Enjoy the landscaped yard, furnished with decorative stones, grass, lilac bushes and a fence for privacy. This great property is perfect for a young family and will give you a sense of security and comfort as you watch your kids walk to the elementary school, located across a large green space, just outside your back door! The neighbourhood offers plenty of amenities for shopping, the bus and c-train are nearby for convenience, and the parks and walking paths are beautifully treed and well lit for year round usage. Come and view this quality family home and be truly amazed at the value and opportunity waiting here for you to call home.

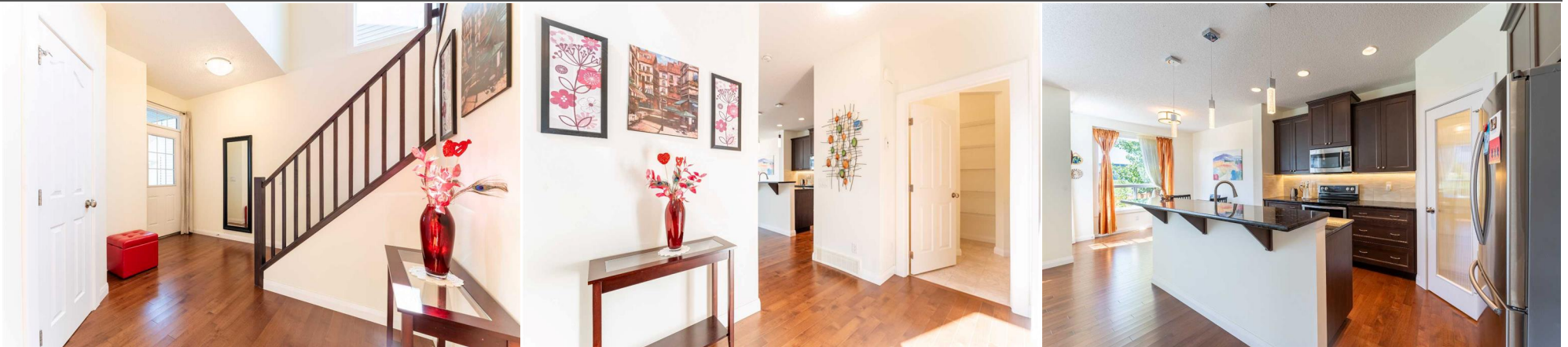
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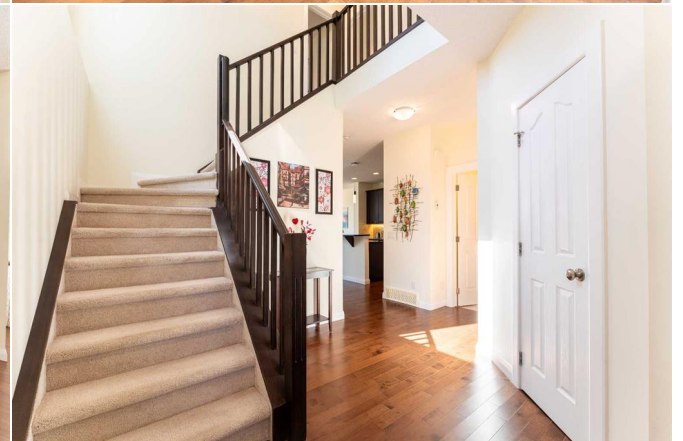
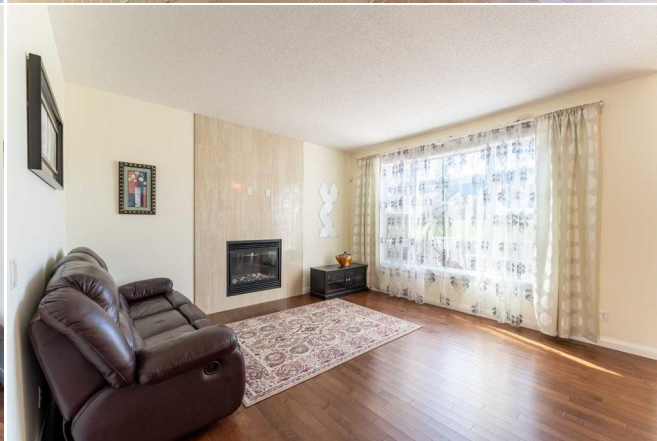
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Property Listed By:

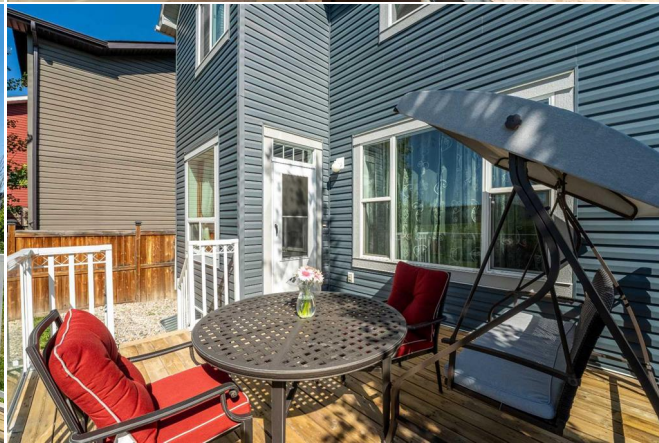
CIR Realty

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











230 Silverado Plains Cir SW, Calgary, AB

Main Floor Exterior Area 781.32 sq ft
 Interior Area 715.29 sq ft
 Excluded Area 416.49 sq ft



PREPARED: 2024/09/06



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

230 Silverado Plains Cir SW, Calgary, AB

2nd Floor Exterior Area 948.00 sq ft
 Interior Area 871.47 sq ft
 Excluded Area 26.17 sq ft



PREPARED: 2024/09/06



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