



THE
A-TEAM

**RE/MAX
FIRST**

180 SILVERADO Way, Calgary T2X0E9

MLS®#: **A2166050**

Area: **Silverado**

Listing Date: **09/22/24**

List Price: **\$639,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 21-Oct**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,132 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,369**
Low Sqft:
Ttl Sqft: **1,369**

DOM

59
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape**
Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,Storage,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|-----------------|-----------------------|
| Bedroom - Primary | Upper | 14`6" x 10`8" |
| Bedroom | Upper | 9`4" x 10`9" |
| 4pc Ensuite bath | Upper | 7`6" x 4`11" |
| 3pc Ensuite bath | Basement | 8`7" x 5`0" |
| Living Room | Main | 14`5" x 14`11" |
| Family Room | Basement | 13`4" x 19`3" |

| Room | Level | Dimensions |
|---------------------|-----------------|----------------------|
| Bedroom | Upper | 9`3" x 10`11" |
| Bedroom | Basement | 8`10" x 12`2" |
| 4pc Bathroom | Upper | 7`6" x 4`11" |
| 2pc Bathroom | Main | 5`5" x 4`11" |
| Dining Room | Main | 12`9" x 10`4" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0713071

Remarks

Pub Rmks: **OPEN HOUSE OCT. 20th, 1-4PM..WELCOME to this BEAUTIFUL, well maintained Home for your growing family in a vibrant community of SILVERADO. This is a two story HOME with FOUR bedrooms & THREE and half baths, 1908 sqft of finished living space. As you enter, the HUGE great room will welcome you,,a cosy kitchen with a centre island, a water filtration system, a pantry and lots of storage spaces then a dining area which will lead to the deck with pergola for bbq-ing during summer time and to the DOUBLE DETACHED GARAGE .Upstairs has the master bedroom with a walk-in closet and 4 piece ensuite, 2 secondary bedrooms plus a 4 piece family bathroom. The lower level is fully finished with a large bedroom with a 3 piece ensuite plus a recreation with a bar area. Newly replaced roof!! SURELY you'll ENJOY this HOME with easy access to transits, shopping centres, playground, schools and parks. BOOK your viewing now!!! The feeling of HOME is HERE!!!**

Inclusions: **Reverse Osmosis water filtration system, mini fridge in the basement**
Property Listed By: **Property Solutions Real Estate Group Inc.**

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











