



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**376 SILVERADO Drive, Calgary T2X0G7**

MLS® #: **A2166129**      Area: **Silverado**      Listing Date: **09/16/24**      List Price: **\$549,999**  
 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: **3,347 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,581**  
 Low Sqft:  
 Ttl Sqft: **1,581**

DOM

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

Parking

Ttl Park: **4**  
 Garage Sz:

Access:

Lot Feat: **Back Lane**  
 Park Feat: **On Street,Outside,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Built-In Electric Range,Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Den</b>	<b>Main</b>	<b>11`10" x 8`2"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 14`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`5" x 12`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`3" x 10`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`0" x 9`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`1" x 11`0"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>11`5" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`6" x 12`0"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>11`0" x 9`0"</b>

Title: **Fee Simple**  
Legal Desc: **0713071**

Zoning: **R-1N**

Remarks

Pub Rmks: **Welcome home. This lovely 2 storey home is perfect for a growing family looking to put down roots in the community of Silverado. The house has an open floor plan and has a lot of recent updates. New paint, and new carpet. recently replaced furnace, hot water tank, roof and siding round up the major updates that a new home owner won't have to worry about for a long time. Upstairs are three bedrooms with the two smaller bedrooms having a Jack-and-Jill bathroom between them which is perfect for kids. The community of Silverado has all kinds of amenities in and around it. Grocery, banks, restaurants and public transit. Call your favourite agent and come take a look at this property before it's gone.**

Inclusions: **N/A**  
Property Listed By: **AGRA Risk Realty**

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











