



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**147 SILVERADO PLAINS CLOSE SW CALGARY Close, Calgary T2X 0G4**

MLS®#: **A2167381**      Area: **Silverado**      Listing Date: **09/20/24**      List Price: **\$588,804**  
 Status: **Active**      County: **Calgary**      Change: **-\$11k, 02-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2007**      Abv Sqft: **1,369**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,854 sqft**      Ttl Sqft: **1,369**  
 Lot Shape:

DOM

**92**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Lawn,Landscaped**  
 Park Feat: **Additional Parking,Alley Access,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Hardwood,Tile,Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Kitchen Island,Pantry,Walk-In Closet(s),Wired for Sound**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`6" x 14`11"	Kitchen	Main	12`9" x 11`5"
Dining Room	Main	12`9" x 10`4"	2pc Bathroom	Main	5`6" x 7`8"
Bedroom - Primary	Upper	14`5" x 16`2"	Bedroom	Upper	9`3" x 12`5"
Bedroom	Upper	9`4" x 12`3"	4pc Ensuite bath	Upper	7`5" x 4`10"
4pc Bathroom	Upper	7`5" x 4`11"	Furnace/Utility Room	Basement	4`11" x 8`2"
Game Room	Basement	14`0" x 14`1"	Bedroom	Basement	7`5" x 6`10"
Bedroom	Basement	12`7" x 7`10"	4pc Bathroom	Basement	7`5" x 5`0"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

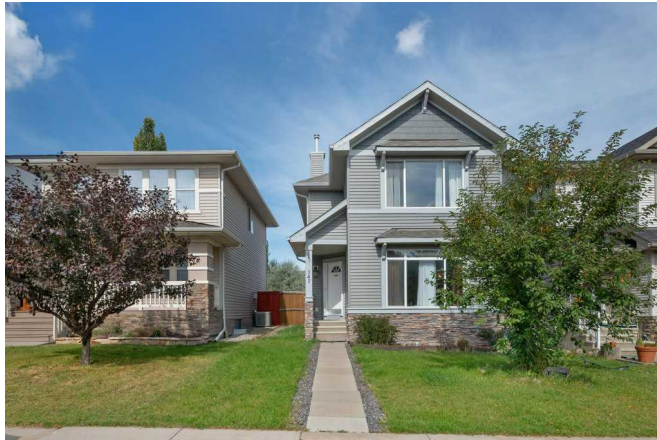
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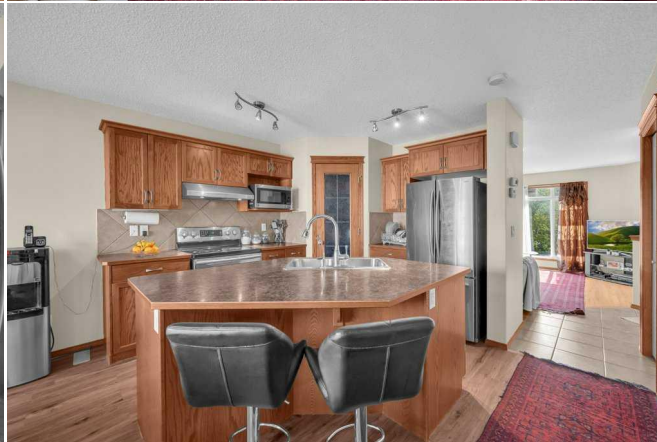
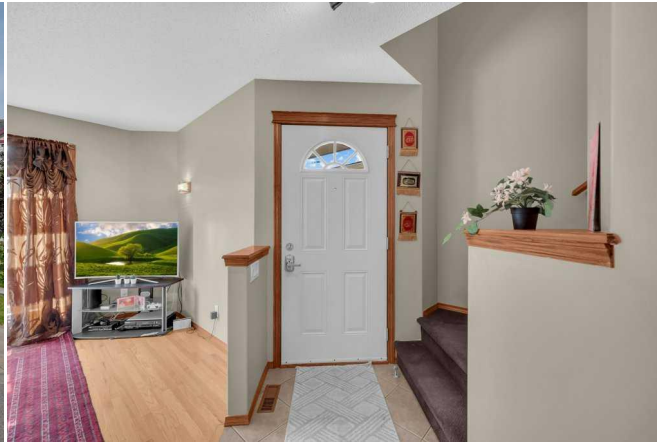
Remarks

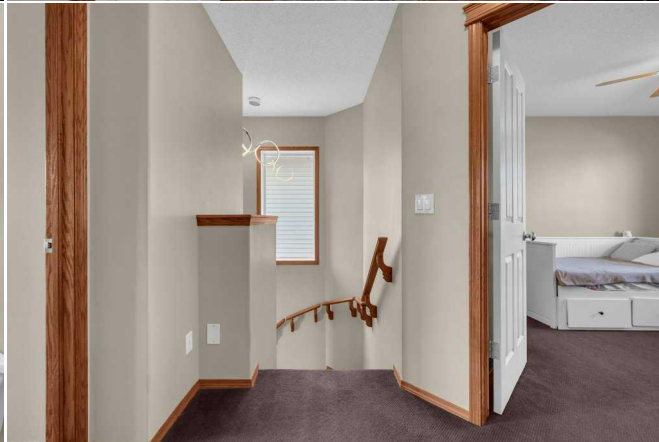
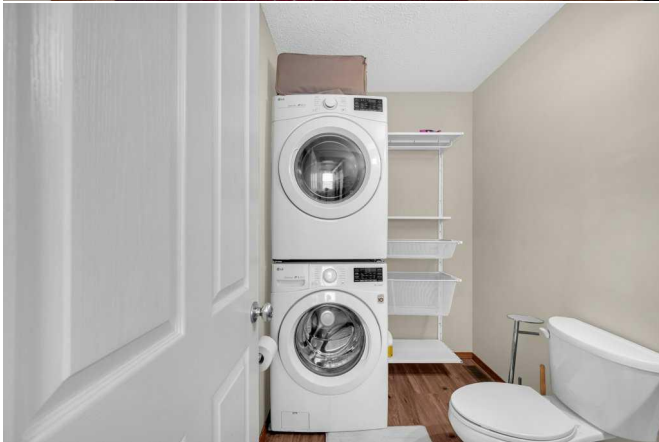
Pub Rmks: **Welcome to this charming 5-bedroom, 3.5-bathroom detached home, situated in the desirable community of Silverado. Built in 2007, this 2-storey home offers 1,369 sq. ft. of thoughtfully designed living space, perfect for growing families. As you enter, you are welcomed by an abundance of natural light pouring in from the large, south-facing front windows, creating a warm and inviting atmosphere. The main floor boasts a spacious living room, ideal for hosting family gatherings. The kitchen is a chef's delight, featuring stainless steel appliances, an oversized island, and a large pantry for all your storage needs. Conveniently, the laundry is also located on the main floor, along with a 2-piece bathroom. Upstairs, the primary bedroom serves as a private retreat, offering a 14x10 space complete with a walk-in closet and a private ensuite featuring a relaxing jetted tub. Two additional generously sized bedrooms and another full bathroom complete the upper level, perfect for family living. The fully developed basement adds even more living space with a large recreation room equipped with built-in speakers, a bedroom ( doesn't have a closet ) a 3rd full bathroom, and plenty of storage. Step outside to enjoy the landscaped backyard, which features custom planter boxes, perfect for gardening enthusiasts. The large deck is an ideal spot for entertaining or simply relaxing on warm summer evenings. With alley access, a parking pad that fits up to three vehicles, and a location close to parks, playgrounds, schools, shopping, and tennis courts, this home truly has it all. Don't miss the opportunity to make this exceptional property your own! Contact us today for a private showing.**

Inclusions:  
Property Listed By: **N/A**  
**eXp Realty**

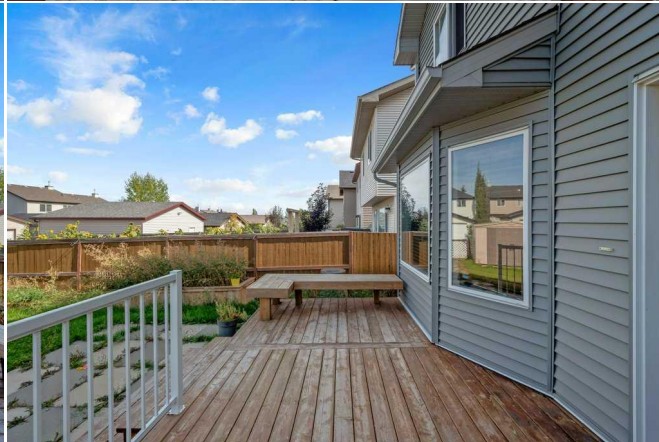
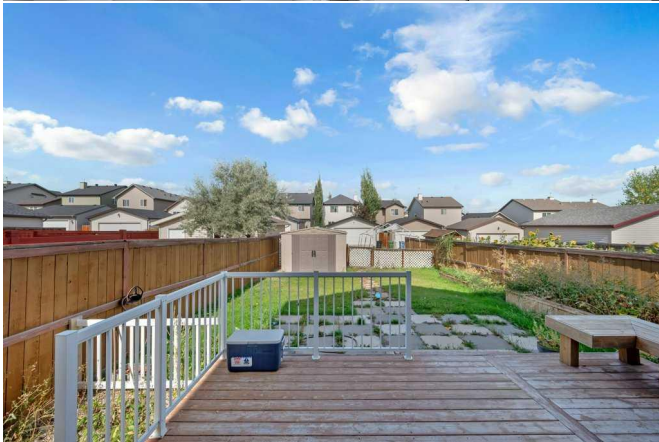
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

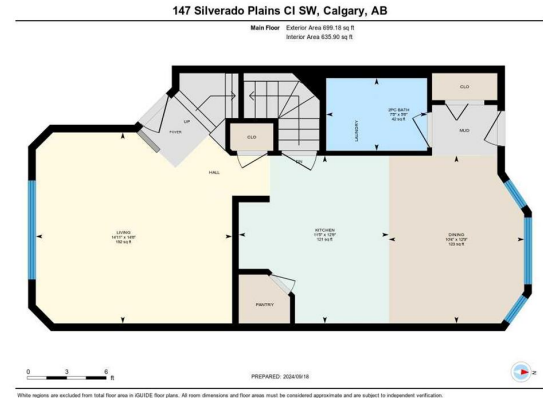












**147 Silverado Plains CI SW, Calgary, AB**

Upper Floor Exterior Area 870.87 sq ft  
 Interior Area 808.24 sq ft



**147 Silverado Plains CI SW, Calgary, AB**

Basement (Below Grade) Exterior Area 813.70 sq ft  
 Interior Area 282.00 sq ft

