



THE
A-TEAM

**RE/MAX
FIRST**

92 SILVERTON GLEN Green, Calgary T0L 0X0

MLS®#: **A2171554**

Area: **Silverado**

Listing Date: **10/09/24**

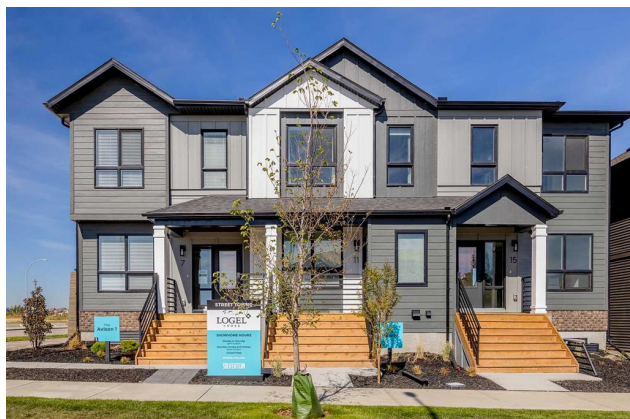
List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **1,980 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Off Street,Outside**

DOM

20
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **ENERGY STAR Qualified Equipment,Forced Air,Natural Gas**

Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete,Wood Frame**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Electric Stove,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Microwave**

Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`2" x 15`4"
Dining Room	Main	11`3" x 7`7"
2pc Bathroom	Main	
Bedroom - Primary	Second	11`8" x 11`5"
Laundry	Second	
4pc Bathroom	Second	

Room	Level	Dimensions
Kitchen With Eating Area	Main	8`5" x 1`10"
Entrance	Main	6`5" x 7`1"
Bedroom	Second	8`1" x 11`9"
Bedroom	Second	8`9" x 11`9"
4pc Ensuite bath	Second	

Title:
Fee Simple
Legal Desc:

Zoning:
RCG

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. This property features exceptional quality and modern design, including 41-inch upper cabinets and a kitchen island extension for additional workspace and seating. The well-designed pot drawers and upgraded pantry ensure optimal organization, while a custom cabinetry hood fan and stainless steel Samsung appliances enhance the kitchen's appeal. Elegant pendant lighting and an updated black kitchen faucet add contemporary flair. With 3 bedrooms and 2.5 baths, the home is thoughtfully appointed with vanity drawers, luxuriously upgraded tiles, and sleek under-mount sinks in the bathrooms. The primary suite boasts a walk-in shower with a stylish barn-style glass door. Additional highlights include a double gravel parking pad, low-maintenance landscaping, and backyard fencing for privacy. Built with durable Hardie and vinyl siding, this home benefits from a favorable SE backyard and NW front yard orientation. With possession set for December, 2024, this property exemplifies Logel Homes' commitment to quality craftsmanship and innovative design, evident in every detail of this beautiful home. Acknowledged as Calgary's most award-winning multi-family builder, Logel Homes is built on a legacy of innovation, quality, and a passion for exceptional customer experience. Across 5000+ homes, 75+ buildings, and 25 years, Logel Homes's passion for homebuilding has resulted in the team being named the 4x consecutive Large Volume Multi-Family Builder of the Year, 8x Best Customer Experience & 2023's Builder of Choice, a 5-Star Google Rating (230+ reviews), and Canada's Best Managed Platinum winner, Logel Homes is setting the standard for multi-family living.**

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





