



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**424 SILVERADO PLAINS Circle, Calgary T2X 0H4**

MLS®#: **A2172502**

Area: **Silverado**

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

List Price: **\$650,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2008**

Lot Information

Lot Sz Ar: **3,961 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,751**  
Low Sqft:  
Ttl Sqft: **1,751**

DOM

**18**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,No Neighbours Behind,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Breakfast Bar,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Basement</b>	<b>11`11" x 11`3"</b>	<b>Furnace/Utility Room</b>	<b>Main</b>	<b>17`9" x 11`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`1" x 8`11"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>9`2" x 3`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`11" x 11`11"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`8" x 8`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 9`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 9`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`10" x 5`6"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>16`0" x 12`11"</b>
<b>Laundry</b>	<b>Upper</b>	<b>7`9" x 5`6"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0714142**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**\*\*\* WELCOME HOME!!! \*\*\* Nestled in a sought-after community of Silverado, this single-family residence has been recently renovated and is ready for the next family to call it home..... this property has had so many improvements, you just won't believe it!! A new roof, garage door and siding in the summer of 2022 provides improved curb appeal, while this year (2024) brought a new furnace, humidifier, hot water tank, fridge and dishwasher....and also NEW FLOORING AND PAINT THROUGHOUT!!!! Stunning hardwood on the main floor and new carpet on the stairs and second floor all complemented by a gorgeous neutral colour on the walls. You will be immediately captivated by the spacious and open floor plan. Imagine entertaining guests or indulging in family dinners in this bright dining area and cozy living area complete with a fireplace. The stainless steel appliances in the kitchen make every culinary endeavour a pleasure. Head upstairs to a spacious bonus room ready for use as a relaxation zone, an office or as the perfect kid's area....you are only limited by your imagination. This level is complete with a primary bedroom, 2 other good-sized bedrooms, 2 full bathrooms and a convenient laundry area. Every detail is meticulously crafted to offer both style and functionality. With easy access to Stoney Trail, your daily commute is a breeze. Silverado is a wonderful community to call home. This is the one you've been waiting for!!**

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

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













