



THE
A-TEAM

**RE/MAX
FIRST**

159 SILVERADO PLAINS Park, Calgary T2X 1Y8

MLS®#: **A2173902**

Area: **Silverado**

Listing Date: **10/18/24**

List Price: **\$499,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,554**
Low Sqft:
Ttl Sqft: **1,554**

DOM

33
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **5 Level Split**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Lighting**

Construction: **Brick,Cement Fiber Board,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Kitchen Island,Pantry,Quartz Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Second	12`9" x 11`11"
Kitchen	Level 4	13`9" x 9`7"
Bedroom	Level 5	13`10" x 13`3"
3pc Ensuite bath	Level 5	

Room	Level	Dimensions
Dining Room	Level 4	14`11" x 14`10"
Bedroom - Primary	Level 5	13`3" x 11`11"
2pc Bathroom	Third	
4pc Ensuite bath	Level 5	

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$457

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1512462

Remarks

Pub Rmks: **Step into this beautifully upgraded townhome, offering modern finishes and a double attached garage. Perfect for entertaining, the chef's kitchen features sleek quartz countertops, stainless steel appliances, ample storage with a pantry, and a cozy dining nook. Both the kitchen and the spacious great room are enhanced by rich hardwood floors, adding warmth and sophistication throughout the space. Enjoy outdoor living with two private balconies - one off the kitchen/dining area, perfect for summer barbecues, and another off the primary bedroom, offering serene views. The great room is complete with a gas fireplace, creating a cozy ambiance for relaxing evenings. Both primary bedrooms are generously sized, each with its own ensuite and walk-in closet, providing ultimate comfort and convenience. The versatile unfinished room on the lower level offers flexibility as a home office, fitness room, or an additional guest suite, allowing you to tailor the space to your needs. With four off-street parking spots, there's plenty of room for family and guests. Hunter House is a well-managed complex with durable Hardie board and brick exteriors, set among mature trees and well-maintained landscaping. Enjoy peace of mind with affordable condo fees and a strong sense of community. As the original owner, this home has been meticulously cared for and is move-in ready. Located just a short walk from schools, shopping, and dining, it also provides quick access to Stoney Trail via Spruce Meadows Way and Macleod Trail via 194th Ave. Don't miss this fantastic opportunity - schedule your viewing today before it's gone!**

Inclusions: N/A

Property Listed By: RE/MAX Landan Real Estate

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













159 Silverado Plains Park SW, Calgary, AB

Main Floor Exterior Area 239.00 sq ft
Interior Area 214.21 sq ft



PREPARED: 2024/10/11

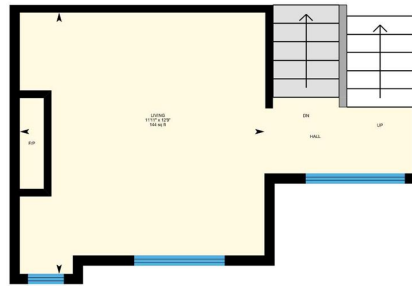


White regions are excluded from total floor area in QUOTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



159 Silverado Plains Park SW, Calgary, AB

2nd Floor Exterior Area 229.13 sq ft
Interior Area 193.38 sq ft



PREPARED: 2024/10/11

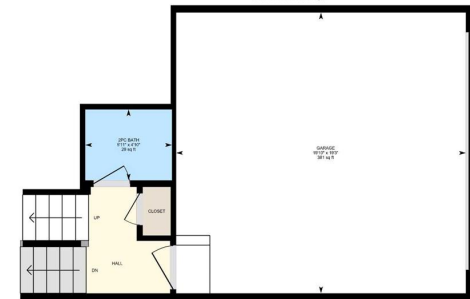


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159 Silverado Plains Park SW, Calgary, AB

3rd Floor Exterior Area 130.13 sq ft
Interior Area 92.28 sq ft
Excluded Area 413.87 sq ft



PREPARED: 2024/10/11



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159 Silverado Plains Park SW, Calgary, AB

4th Floor Exterior Area 485.00 sq ft
Interior Area 425.59 sq ft



PREPARED: 2024/10/11



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159 Silverado Plains Park SW, Calgary, AB

5th Floor Exterior Area 488.13 sq ft
Interior Area 431.81 sq ft



PREPARED: 2024/10/11



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