



THE
A-TEAM

**RE/MAX
FIRST**

295 SILVERADO PLAINS Park, Calgary T2X 1Y8

MLS®#: **A2176549** Area: **Silverado** Listing Date: **10/31/24** 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: Finished Floor Area
 Lot Shape: Abv Sqft: **1,675**
 Low Sqft:
 Ttl Sqft: **1,675**

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Double Garage Attached,Oversized**

DOM

21
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Composite Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony,BBQ gas line,Courtyard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Pantry,Quartz Counters,Recessed Lighting,Smart Home,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	12`8" x 6`11"	Bedroom	Main	12`9" x 12`0"
2pc Bathroom	Main	6`4" x 4`10"	Kitchen	Second	11`10" x 10`8"
Pantry	Second	4`6" x 3`11"	Living Room	Second	12`11" x 12`0"
Balcony	Second	12`6" x 8`4"	Dining Room	Second	12`5" x 10`2"
Laundry	Second	3`11" x 3`4"	Bedroom - Primary	Third	12`0" x 10`11"
Walk-In Closet	Third	6`6" x 3`10"	3pc Ensuite bath	Third	6`8" x 6`4"
Bedroom	Third	10`5" x 10`0"	Bedroom	Third	9`4" x 8`11"

4pc Bathroom

Third

7`10" x 4`11"

Balcony
Legal/Tax/Financial

Third

6`6" x 3`2"

Condo Fee:
\$449

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1512460**

Remarks

Pub Rmks:

Welcome to this stylish 3-storey end-unit townhouse, perfectly situated in the vibrant Silverado community. Spanning 1,675 sq. ft., this beautifully crafted home features 4 spacious bedrooms and 2.5 bathrooms, blending modern design with functionality. The exceptional garage is fully equipped with a gas heater, epoxy floors, tire racks, TV, sink, storage unit, bike hooks, and large windows that flood the space with natural light—ideal for car enthusiasts or hobbyists alike. As you step inside, the first level greets you with a versatile bedroom or office, complete with a cozy fireplace and a convenient half bathroom. The second level opens up to an airy, open-concept floor plan, where contemporary elegance meets everyday comfort. The standout kitchen boasts sleek quartz countertops, high-end stainless steel appliances, a large walk-in pantry, and a generous island—perfect for hosting gatherings or enjoying casual family meals. The spacious dining area, with bright windows and a balcony, flows seamlessly into the inviting living room, where oversized windows frame picturesque views and fill the space with natural light. On the top floor, you'll find the serene primary suite, complete with a private balcony, a walk-through closet, and an ensuite bathroom designed for ultimate relaxation. Two additional charming bedrooms provide ample space, offering endless possibilities for guest rooms, a home office, or a creative studio. Outside, the kitchen balcony becomes an urban oasis, featuring app-controlled LED lighting—perfect for unwinding with a good book or hosting summer barbecues with the gas BBQ. Silverado offers a harmonious blend of peaceful suburban living and urban convenience. With lush parks, walking trails, local shops, and top-tier schools just steps away, this home provides not only a beautiful place to live but also an enriched lifestyle. If you're seeking a unique home that perfectly reflects your lifestyle, this home is ready to welcome you!

Inclusions:
Property Listed By:

N/A
eXp Realty

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











