



THE
A-TEAM

**RE/MAX
FIRST**

104 SILVERADO PLAINS Park, Calgary T2X 1Y8

MLS® #: **A2178061**

Area: **Silverado**

Listing Date: **11/14/24**

List Price: **\$530,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,723**
Low Sqft:
Ttl Sqft: **1,723**

DOM

7

Layout

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **Corner Lot,Low Maintenance Landscape,Level,Rectangular Lot**
Park Feat: **Double Garage Attached**
Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick,Composite Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Lower	11`8" x 3`4"
2pc Bathroom	Lower	7`3" x 4`7"
Living Room	Main	15`5" x 12`0"
Pantry	Main	4`6" x 3`11"
Laundry	Main	3`11" x 3`4"
3pc Bathroom	Second	6`9" x 6`4"
Bedroom	Second	10`0" x 8`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Lower	12`0" x 10`8"
Furnace/Utility Room	Main	8`0" x 4`11"
Kitchen	Main	10`6" x 10`3"
Dining Room	Main	12`6" x 10`2"
Bedroom - Primary	Second	12`0" x 10`11"
Bedroom	Second	9`4" x 8`11"
4pc Bathroom	Second	7`10" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$449

Title:
Fee Simple

Zoning:
DC

Legal Desc:	1510769	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>This stunning end-unit townhome offers a unique blend of low-maintenance living without sacrificing the feel of a detached home. Bathed in natural light from its coveted southern exposure and additional side windows, the open, airy layout is complemented by a sophisticated interior in classic white and gray tones that harmonize beautifully with rich hardwood floors. The main living area shines with a dining room feature wall, a stained deck, and a fully updated kitchen that includes new appliances installed in 2020. A newly designed fireplace mantle, along with updated lighting fixtures throughout, further enhance this level's ambiance. The kitchen is both functional and elegant, featuring extended neutral color cabinetry, a spacious center island, new stainless steel appliances, and white subway tile pattern. The front family room, complete with a rare fireplace, serves as a cozy gathering space ideal for chilly evenings, while the adjacent dining area—wrapped in windows—leads directly to a southwest-facing deck perfect for summer barbecues. A fourth bedroom with new LVP flooring, baseboards and lighting on the main level adds further flexibility, serving as an ideal guest room or home office. The main level is completed with a renovated 2 piece bathroom with heated flooring. Upstairs, the primary suite includes a private deck and a three-piece ensuite, while two additional spacious bedrooms and a renovated 4 piece bathroom offer versatility and comfort. The primary bathroom has been completely remodeled with heated tile flooring, custom tile work around the sink and shower, an LED mirror, and all new fixtures, boasting a custom-tile shower with a glass sliding door, and premium fixtures. The master bedroom features a striking accent wall with a custom-built headboard, complemented by floor-to-ceiling blackout curtains for added privacy. The home also includes a double attached garage, thoughtfully upgraded with an epoxy floor, bright lighting, natural gas heater, and recently finished and painted walls. Further enhancing its appeal, the property boasts central air installed in 2018, fresh paint throughout, stylish black door levers and hinges, and refinished interior railings. Solar control window film enhances energy efficiency, and recent exterior upgrades include a new roof in 2022, as well as freshly painted entry and balcony hardy board and trim. This home is truly move-in ready, offering a blend of style, functionality, and luxurious upgrades that make it a standout in the market. *All recent upgrades are included in supplements*</p>		
Inclusions: Property Listed By:	<p>Headboard and Bedframe, Garage heater, Garage heater, Ceiling storage rack in the garage Real Broker</p>		

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











