



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**73 SILVERADO Drive, Calgary T2X 0C4**

MLS®#: **A2178774**      Area: **Silverado**      Listing Date: **11/19/24**      List Price: **\$550,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2012**  
Lot Information  
 Lot Sz Ar: **2,680 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,188**  
 Low Sqft:  
 Ttl Sqft: **1,188**

DOM

**2**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane,Back Yard**  
 Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`8" x 5`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`10" x 7`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`10" x 8`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`10" x 13`0"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>8`3" x 5`0"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>5`11" x 7`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`11" x 11`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`8" x 13`4"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`4" x 4`11"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`10" x 8`5"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**M-1**

**1210966**

Remarks

Pub Rmks:

**This immaculate home in desirable Silverado offers a fantastic opportunity to upgrade your lifestyle! Enjoy an end-unit townhome offering a large private backyard and double detached garage with no condo fees. This meticulously maintained home offers a turn-key opportunity. When you first enter the home, you will find a functional open-concept layout. The front entryway leads to a spacious living room and dining room; freshly painted with a bright and neutral colour palette and featuring hardwood floors. The well-designed kitchen overlooks the backyard and features granite countertops, stainless steel appliances, ample cupboard space plus a separate pantry. The rear mud-room and powder room add to the function of the main floor. Upstairs you will find two generously sized bedrooms, both featuring ensuite bathrooms and walk-in closets. This layout is ideal for homeowners looking for roommates or for families who desire their own private space. The fully developed basement offers a third full bathroom, recreation room and a third bedroom also providing a large walk-in closet. Silverado is a peaceful family-friendly community with an emphasis on access to nature with the various connected pathways, The Silverado Pond and numerous greenspaces. This home is perfectly situated in the community; across from the upcoming French Immersion school and directly overlooks the greenspace which features the Silverado Community Gardens. Enjoy peaceful walks through the greenbelt to grocery shopping at Sobeys, dinners at Holy Grill, workouts at HotShop Hot Yoga & Spin, or pub nights with friends at Kildares Ale House. The lifestyle upgrade you have been awaiting is here in Silverado.**

Inclusions:  
Property Listed By:

**Window Coverings**  
**Charles**

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





















