



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10 SILVERADO PLAINS Manor, Calgary T2X 0H1**

MLS®#: **A2179015**

Area: **Silverado**

Listing Date: **11/15/24**

List Price: **\$589,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 10-Dec**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,132 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,310**  
Low Sqft:  
Ttl Sqft: **1,310**

DOM

**36**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 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,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**  
Int Feat: **Ceiling Fan(s),Kitchen Island,Laminate Counters,Open Floorplan,Pantry**  
Utilities:

Room Information

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

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 10`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>12`0" x 11`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`0" x 10`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`0" x 10`6"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`6" x 5`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 9`6"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0714142**

Zoning:  
**R-G**

Remarks

Pub Rmks: **\*\*\*\$10K PRICE IMPROVEMENT!!\*\*IN-PERSON OPEN HOUSE SATURDAY DECEMBER 14TH 2PM-4PM\*\*\* Welcome to your dream starter home for UNDER \$600k! This stunning 2-storey detached residence offers over 1,300 square feet of comfortable living space. Boasting 4 SPACIOUS BEDROOMS and 3 modern bathrooms, including a luxurious ENSUITE this home is perfect for families. The OVERSIZED DOUBLE DETACHED GARAGE provides ample space for vehicles and storage. Enjoy the large deck, perfect for entertaining or relaxing outdoors, and the partially finished basement that's near completion, offering potential for customization. Located directly across from a playground, it's ideal for children and outdoor activities. With roof shingles on both the house and garage just one year old, this home is move-in ready and waiting for you. There are three schools nearby including Holy Child School (K-9), Ron Southern School (K-6) and the upcoming Francophone School (K-12). This property is a short drive from all the amenities at the Silverado Marketplace including Anytime Fitness 24/7, Kildares Irish Pub, Poached YYC, Holy Grill Silverado, Sobeys and Shoppers Drugmart. The location provides easy access to Somerset C-Train Station, MacLeod Trail and Stoney Trail. Don't miss out on this fantastic opportunity!**

Inclusions: **Deep Freezer in Basement, TV in Master Bedroom, All TV Mounts, TV Cameras, Security System, One Wooden Bench in Garage**

Property Listed By: **eXp Realty**

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











