



THE
A-TEAM

**RE/MAX
FIRST**

10 SILVERADO PLAINS Manor, Calgary T2X 0H1

MLS®#: **A2179015**

Area: **Silverado**

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

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

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:

Access:

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

DOM

6
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

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

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0714142

Zoning:
R-G

Remarks

Pub Rmks:

**** IN-PERSON OPEN HOUSE SUNDAY NOVEMBER 24TH 2PM-5PM*** 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!**
Deep Freezer in Basement, TV in Master Bedroom, All TV Mounts, TV Cameras, Security System, One Wooden Bench in Garage
eXp Realty

Inclusions:
Property Listed By:

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











