



THE
A-TEAM

**RE/MAX
FIRST**

376 SILVERADO Drive, Calgary T2X 0G7

MLS® #: **A2181878**

Area: **Silverado**

Listing Date: **12/02/24**

List Price: **\$574,786**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar: **3,347 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane, City Lot**
Park Feat: **Alley Access, Off Street**

DOM

19
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Main	11`10" x 8`2"	Kitchen	Main	10`0" x 14`0"
Living Room	Main	15`3" x 10`8"	2pc Bathroom	Main	5`1" x 5`8"
Dining Room	Main	10`5" x 12`0"	Bedroom	Second	9`1" x 11`0"
Bedroom	Second	11`0" x 9`9"	Bedroom - Primary	Second	11`6" x 12`0"
4pc Bathroom	Second	11`5" x 5`0"	4pc Ensuite bath	Second	11`0" x 9`0"

Title: **Fee Simple**
Legal Desc: **0713071**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome Home. This lovely 2 story home is perfect for a growing family looking to put down roots in the SW community of Silverado. The house has an open floor plan and has a lot of recent updates. NEW PAINT, NEW CARPET, NEW FURNACE, as well as a hot water tank, roof, and siding all replaced in the last 3 years. Upstairs the three bedrooms with the Jack and Jill bathroom is great for family's with young kids. Beside is the Master bath with a massive walk-in closet and a lovely 4 piece ensuite. The community of Silverado is brimming with amenities including, Shopping, Grocery, Banks, restaurants and public transit. There several schools in the area as well as a new high school being built. Call your Favourite agent today to come and view this property before it's gone.**

Inclusions: **N/A**
Property Listed By: **AGRA Risk Realty**

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













