



THE
A-TEAM

**RE/MAX
FIRST**

435 SILVERADO PLAINS Circle, Calgary T2X 0H4

MLS®#: **A2185530**

Area: **Silverado**

Listing Date: **01/10/25**

List Price: **\$564,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,170**

Low Sqft:

Ttl Sqft: **1,170**

Lot Information

Lot Sz Ar: **3,369 sqft**

Lot Shape:

DOM

12

Layout

Beds: **4 (3 1)**

Baths: **1.5 (1 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bathroom Rough-in,Central Vacuum,Kitchen Island,Open Floorplan,Storage**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
Living Room	Main	15`1" x 13`2"
Kitchen	Main	12`8" x 8`0"
Bedroom	Upper	12`9" x 8`11"
Bedroom	Basement	19`1" x 8`5"

Room	Level	Dimensions
4pc Bathroom	Upper	
Dining Room	Main	14`1" x 7`10"
Bedroom - Primary	Upper	14`0" x 10`5"
Bedroom	Upper	9`9" x 9`3"
Laundry	Basement	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0714142

Zoning:
R-G

Remarks

Pub Rmks:

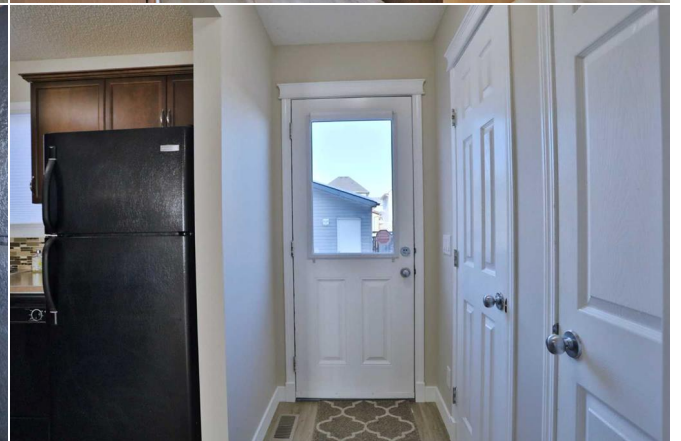
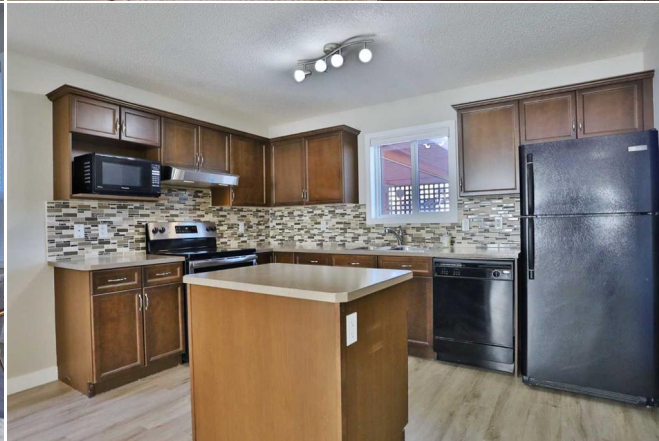
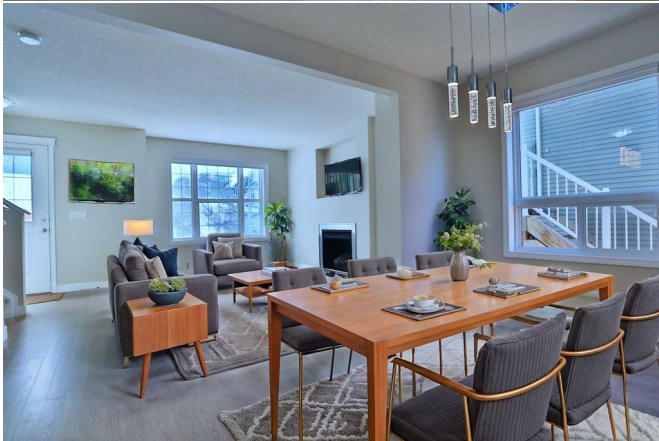
Picture yourself in this marvelous Excel Homes two storey in the popular family community of Silverado & you'll know you are home! Available for quick possession, with a total of 4 bedrooms & 1.5 bathrooms, upgraded vinyl plank floors, detached 2 car garage & located on this quiet street within minutes to neighbourhood schools, shopping & Spruce Meadows. Fantastic open concept main floor featuring South-facing living room with fireplace, great-sized dining room & terrific kitchen with island, plenty of cabinet space & black/stainless steel appliances. Upstairs there are 3 sunny bedrooms & full bathroom; all the bedrooms have excellent closet space & the primary bedroom has a walk-in closet. The lower level - with roughed-in plumbing for another bathroom, is finished with a 4th bedroom, laundry with Frigidaire washer & dryer, plus extra space for storage. The backyard is fully fenced & landscaped, complete with a 2-level deck with pergola & your oversized 2 car garage. Additional features include central vacuum system, new roof in 2023 & new siding in 2023. A truly wonderful home simply perfect for the young & growing family, with all the conveniences & amenities at your fingertips...parks & transit, shopping, LRT, schools & so much more!

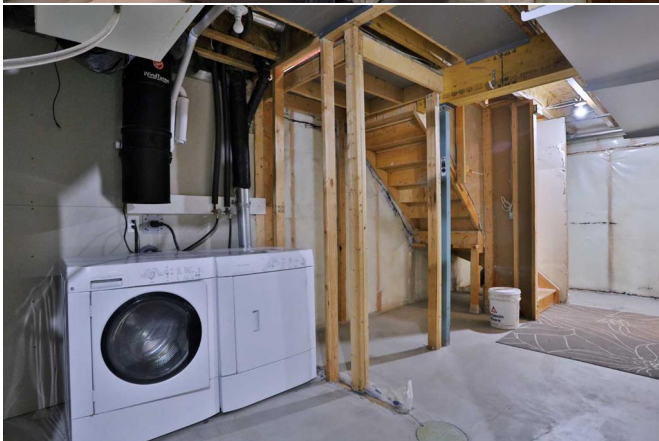
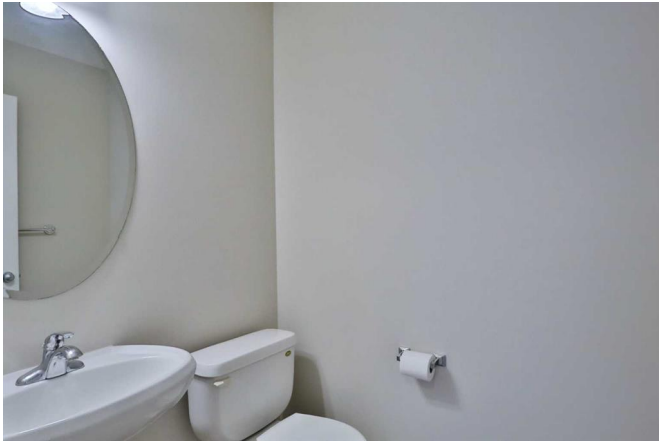
Inclusions:
Property Listed By:

**storage shed, wardrobe in 4th bedroom
Royal LePage Benchmark**

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









435 Silverado Plains Cir SW, Calgary, AB

Main Building: Total Exterior Area Above Grade 11775 sq ft



0 5 10 ft

PREPARED: 2025/11/05

IGUIDE

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximations and are subject to independent verification.