



THE
A-TEAM

**RE/MAX
FIRST**

267 SILVERADO Drive, Calgary T2X 0E8

MLS® #: **A2186258**

Area: **Silverado**

Listing Date: **01/15/25**

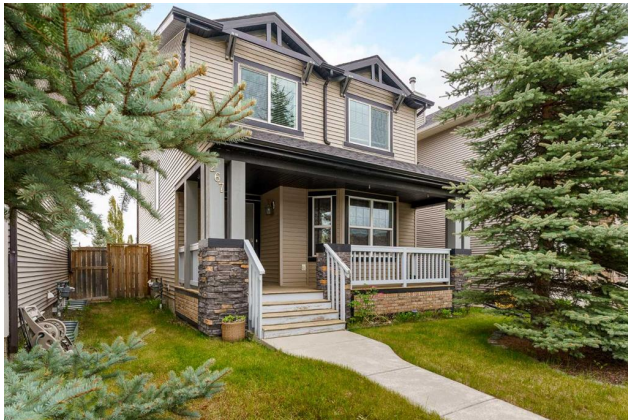
List Price: **\$649,900**

Status: **Pending**

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: **3,358 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Detached, Garage Faces Rear**

DOM

6

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 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: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Refrigerator, Stove(s), Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`5" x 8`11"
Dining Room	Main	8`8" x 6`7"
Nook	Main	12`7" x 8`6"
Bedroom	Upper	10`9" x 8`9"
Laundry	Upper	5`9" x 3`1"
Bedroom	Lower	13`3" x 12`6"
2pc Bathroom	Main	

Room	Level	Dimensions
Living Room	Main	13`7" x 13`1"
Foyer	Main	7`10" x 3`11"
Bedroom - Primary	Upper	12`4" x 12`3"
Bedroom	Upper	11`2" x 9`11"
Living Room	Lower	15`5" x 12`11"
Other	Lower	8`6" x 7`3"
4pc Bathroom	Upper	

4pc Ensuite bath

Upper

3pc Bathroom
Legal/Tax/Financial

Lower

Title:
Fee Simple
Legal Desc:

0713071

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to a large very well maintained home in the beautiful community of Silverado! This larger than usual (1656 sq ft above grade) two storey property offers a lot of things you won't find anywhere else: 1) Oversized DOUBLE CAR GARAGE 24' x 24' - it is fully finished inside and out and comes with built in work bench - a perfect space for a workshop! 2) Beautiful MAINTENANCE FREE BACKYARD with a huge deck (for your summer parties) plus a front porch at the for your morning coffee. 3) Fully finished in 2016 (with permits) basement that offers a huge living room, a full bathroom and a large bedroom. 4) Main floor comes with a spacious living room with a 3 side gas fireplace, a 2-pce bathroom, a kitchen with granite countertops, an island and a dining area. 5) The upper floor features a master bedroom with a walk-in closet, large 4-pce ensuite bathroom, 2 more good size bedrooms and another full bathroom, 6) Roof shingles were redone in 2016. 7) The location is excellent - easy access to the Ring Road, walking distance to the Silverado shopping plaza, short driving distance (or bus) to Somerset/Bridlewood LRT. Come view this gorgeous home right now!**

Inclusions: n/a
Property Listed By: **RE/MAX First**

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







