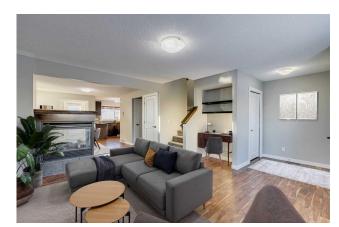


## 167 SILVERADO PLAINS Circle, Calgary T2X0G5

01/10/25 List Price: **\$599,900** MLS®#: A2186539 Area: Silverado Listing

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:



**General Information** 

Prop Type: Sub Type: City/Town:

Year Built: 2009

Lot Sz Ar: Lot Shape:

Residential Detached Calgary

Lot Information

3,347 sqft

Abv Saft: 1,424 Low Sqft:

Ttl Sqft: 1.424

Finished Floor Area

Access:

Lot Feat: Back Lane, Back Yard Park Feat: Alley Access,Off Street DOM 12

Layout

Beds: 4 (3 1 ) Baths: 3.5 (3 1) Style: 2 Storey

<u>Parking</u> 2 Ttl Park:

Garage Sz:

## Utilities and Features

Roof: **Asphalt Shingle** 

Heating: Forced Air

Sewer:

Kitchen Appl:

Ext Feat: **Private Yard**  Construction:

Vinyl Siding, Wood Siding

Flooring:

Carpet, Ceramic Tile, Hardwood, Laminate

Water Source: Fnd/Bsmt: **Poured Concrete** 

Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings

Int Feat: Closet Organizers, Granite Counters, Open Floorplan, Pantry, Walk-In Closet(s) **Utilities:** 

Room Information

Room Level **Dimensions** Room Level **Dimensions** Kitchen Main 11`9" x 11`0" **Dining Room** Main 12`6" x 11`0" Foyer Main 6`0" x 5`0" **Living Room** Main 15`0" x 13`0" **Family Room Basement** 17`9" x 10`5" **Bedroom - Primary** Upper 11`0" x 10`11" 10'0" x 9'0" 9`8" x 9`5" Bedroom Upper Bedroom Upper **Bedroom Basement** 17`1" x 10`1" 2pc Bathroom Main 5`1" x 5`0" 8`7" x 5`2" 4pc Bathroom **Basement** 4pc Bathroom Upper 7`7" x 4`11" 4pc Ensuite bath Upper 9`0" x 7`8" Laundry Upper 6`10" x 5`4"

 Mud Room
 Main
 5`3" x 3`7"
 Other
 Basement
 5`7" x 3`5"

 Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **0714142** 

Remarks

Pub Rmks:

\*\*\*IN-PERSON OPEN HOUSE SUNDAY JANUARY 19TH 2PM-4PM\*\*\* Welcome to this beautiful 2-storey detached home, lovingly maintained by the ORIGINAL OWNERS, in the family-friendly community of Silverado for UNDER \$600K! Boasting 4 SPACIOUS BEDROOMS and 4 BATHROOMS, this stunning home offers modern comfort and timeless elegance. The FULLY FINISHED BASEMENT features a wet bar and lots of pot lights, providing a bright, inviting space for relaxation or entertainment. The gourmet kitchen is a chef's dream, complete with GRANITE COUNTERTOPS, updated stainless steel appliances (all changed within the last two years), and stylish finishes that extend into the bathrooms. Enjoy cozy evenings by the three-sided fireplace in the open-concept living room, perfect for creating lasting memories. The primary suite is a luxurious retreat with a soaker tub, walk-in shower, and plenty of space to unwind. Fresh NEW CARPETING and fresh paint on the main and upper levels give the home a refreshed and modern feel. Step outside to the large deck, ideal for summer barbecues and outdoor gatherings. With an upstairs laundry room and convenient proximity to Ron Southern K-6 School, this home is perfect for growing families. There are two other schools as well within in the Community. It's only a few minutes drive from Silverado Marketplace featuring Sobeys, Anytime Fitness(24 hrs/day), Kildares Irish Pub, Poached YYC, Holy Grill and Shoppers Drug Mart. It also provides easy access to Stoney Trail and MacLeod Trail. Don't miss this exceptional opportunity—schedule your viewing today!

Inclusions: N/A
Property Listed By: eXp Realty

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



