



THE
A-TEAM

**RE/MAX
FIRST**

167 SILVERADO PLAINS Circle, Calgary T2X0G5

MLS®#: **A2186539**

Area: **Silverado**

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

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: **2009**

Lot Information

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

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**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **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
Kitchen	Main	11`9" x 11`0"
Foyer	Main	6`0" x 5`0"
Family Room	Basement	17`9" x 10`5"
Bedroom	Upper	10`0" x 9`0"
Bedroom	Basement	17`1" x 10`1"
4pc Bathroom	Basement	8`7" x 5`2"
4pc Ensuite bath	Upper	9`0" x 7`8"

Room	Level	Dimensions
Dining Room	Main	12`6" x 11`0"
Living Room	Main	15`0" x 13`0"
Bedroom - Primary	Upper	11`0" x 10`11"
Bedroom	Upper	9`8" x 9`5"
2pc Bathroom	Main	5`1" x 5`0"
4pc Bathroom	Upper	7`7" x 4`11"
Laundry	Upper	6`10" x 5`4"

Mud Room

Main

5`3" x 3`7"

Other
Legal/Tax/Financial

Basement

5`7" x 3`5"

Title:
Fee Simple
Legal Desc:

0714142

Zoning:
R-G

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:
Property Listed By: **N/A**
eXp Realty

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









