



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**180 SILVERADO Way, Calgary T2X0E9**

MLS®#: **A2189065**

Area: **Silverado**

Listing Date: **01/20/25**

List Price: **\$619,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,369**

Low Sqft:

Ttl Sqft: **1,369**

Lot Information

Lot Sz Ar: **3,132 sqft**

Lot Shape:

DOM

**2**

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape**

Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

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

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

Kitchen Appl: **Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

| Room                     | Level           | Dimensions           |
|--------------------------|-----------------|----------------------|
| <b>Bedroom - Primary</b> | <b>Upper</b>    | <b>14`6" x 10`8"</b> |
| <b>Bedroom</b>           | <b>Upper</b>    | <b>9`4" x 10`9"</b>  |
| <b>4pc Ensuite bath</b>  | <b>Upper</b>    | <b>7`6" x 4`11"</b>  |
| <b>3pc Ensuite bath</b>  | <b>Basement</b> | <b>8`7" x 5`0"</b>   |
| <b>Dining Room</b>       | <b>Main</b>     | <b>12`9" x 10`4"</b> |
| <b>Family Room</b>       | <b>Basement</b> | <b>13`4" x 19`3"</b> |

| Room                | Level           | Dimensions            |
|---------------------|-----------------|-----------------------|
| <b>Bedroom</b>      | <b>Upper</b>    | <b>99`3" x 10`11"</b> |
| <b>Bedroom</b>      | <b>Basement</b> | <b>8`10" x 12`2"</b>  |
| <b>4pc Bathroom</b> | <b>Upper</b>    | <b>7`6" x 4`11"</b>   |
| <b>2pc Bathroom</b> | <b>Main</b>     | <b>5`5" x 4`11"</b>   |
| <b>Living Room</b>  | <b>Main</b>     | <b>14`5" x 14`11"</b> |

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0713071**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**WELCOME to this BEAUTIFUL, well maintained Home for your growing family in a vibrant community of SILVERADO. This is a two story HOME with FOUR bedrooms & THREE and half baths, 1908 sqft of finished living space. As you enter, the HUGE great room will welcome you,,a cosy kitchen with a centre island, a water filtration system, a pantry and lots of storage spaces then a dining area which will lead to the deck with pergola for bbq-ing during summer time and to the OVERSIZED DOUBLE DETACHED GARAGE .Upstairs has the master bedroom with a walk-in closet and 4 piece ensuite, 2 secondary bedrooms plus a 4 piece family bathroom. The lower level is fully finished with a large bedroom with a 3 piece ensuite plus a recreation with a bar area. Newly replaced roof!!! Very convenient location!! only minutes to neighbourhood schools & shopping, with Spruce Meadows close by & quick easy access to shopping & LRT at Shawnessy Town Centre, Stoney & MacLeod Trails. Book your showing now!!**

Inclusions:  
Property Listed By:

**wine fridge in the basement  
Property Solutions Real Estate Group Inc.**

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

























