

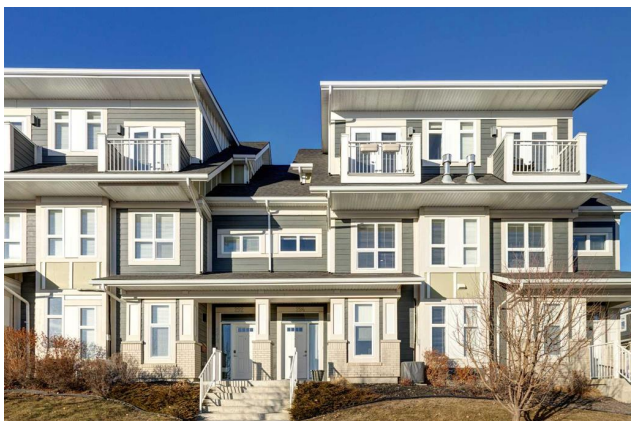


THE
A-TEAM

**RE/MAX
FIRST**

294 SILVERADO PLAINS Park, Calgary T2X 1Y8

MLS®#: **A2189403** Area: **Silverado** Listing Date: **01/24/25** List Price: **\$499,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2014**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,528**
 Low Sqft:
 Ttl Sqft: **1,528**

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Double Garage Attached**

DOM

8
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **Townhouse**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Composite Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony, Private Entrance** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Kitchen Island, No Smoking Home, Stone Counters, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Balcony	Main	8`4" x 12`8"	Dining Room	Main	10`3" x 12`7"
Kitchen	Main	15`1" x 15`1"	Laundry	Main	13`11" x 3`4"
Living Room	Main	15`11" x 12`7"	Pantry	Main	3`11" x 4`6"
3pc Ensuite bath	Second	6`9" x 6`3"	4pc Bathroom	Second	4`11" x 7`10"
Bedroom	Second	10`1" x 15`4"	Bedroom	Second	8`11" x 11`8"
Bedroom - Primary	Second	12`0" x 10`11"	2pc Bathroom	Lower	4`11" x 6`4"
Foyer	Lower	7`6" x 12`9"	Game Room	Lower	12`0" x 13`9"

Furnace/Utility Room

Lower

6`2" x 6`4"

Legal/Tax/Financial

Condo Fee:
\$449

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1510946**

Remarks

Pub Rmks: **Welcome to 294 Silverado Plains Park, a warm, bright, and inviting home that perfectly blends sleek, modern touches with a cozy atmosphere. This beautifully designed property is ready to welcome its new owner with a layout that offers comfort, functionality, and style. On the lower level, you'll find a spacious bedroom that works wonderfully as a home office or guest space. There's also a convenient half bath and direct access to the double attached garage, making daily life effortlessly practical. The main level is an entertainer's dream, featuring an open-concept living area that seamlessly combines elegance and comfort. The kitchen boasts stylish granite countertops and plenty of prep space, while the large, separate dining area is ideal for hosting gatherings or enjoying family meals. The cozy living area centers around a striking gas fireplace, creating the perfect spot to unwind. From this level, you'll step out onto a generous deck, perfect for quiet outdoor time or summer barbecues. Upstairs, the master bedroom is a true retreat, filled with natural light and offering a walk-through closet that leads to a luxurious en suite bathroom. Two additional well-sized bedrooms and a full bathroom complete the upper level, providing ample space for family or guests. To top it all off, the home is equipped with central air conditioning, ensuring comfort year-round. Situated in the sought-after community of Silverado, this home offers the perfect blend of suburban tranquility and urban convenience. With easy access to major transportation routes, schools, parks, nature reserve with walking/biking paths within walking distance and shopping just moments away. Don't miss your chance to make 294 Silverado Plains Park your new home.**

Inclusions:
Property Listed By: **NA**
CIR Realty

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









294 Silverado Plains Park SW, Calgary, AB

1st Floor Exterior Area 643.56 sq. ft.
Interior Area 579.87 sq. ft.



0 3 6
PREPARED: 2024/01/23

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

294 Silverado Plains Park SW, Calgary, AB

2nd Floor Exterior Area 672.31 sq. ft.
Interior Area 612.66 sq. ft.

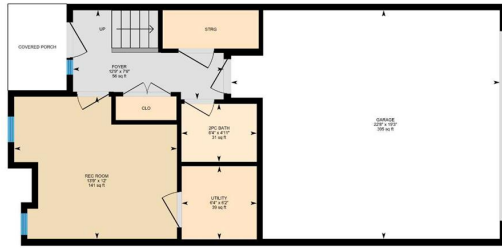


0 3 6
PREPARED: 2024/01/23

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294 Silverado Plains Park SW, Calgary, AB

Entry Level
Exterior Area 353.19 sq ft
Interior Area 235.74 sq ft
Excluded Area 428.11 sq ft



PREPARED: 2025/1/23



While regions are excluded from total floor area in GMLDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.