



THE
A-TEAM

**RE/MAX
FIRST**

238 SILVERADO Way, Calgary T2X0G1

MLS®#: **A2189476**

Area: **Silverado**

Listing Date: **01/24/25**

List Price: **\$574,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 02-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

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

Access:

Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,186**
Low Sqft:
Ttl Sqft: **1,186**

DOM

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Cesspool**
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	49`6" x 40`9"
Dining Room	Main	41`10" x 24`7"
Laundry	Lower	20`9" x 19`11"
Bedroom	Second	41`10" x 29`3"
4pc Bathroom	Second	29`0" x 16`2"
4pc Bathroom	Basement	26`3" x 19`5"

Room	Level	Dimensions
Kitchen	Main	41`7" x 27`8"
Family Room	Lower	65`4" x 47`0"
Bedroom - Primary	Second	45`8" x 33`11"
Bedroom	Second	31`9" x 30`4"
2pc Bathroom	Main	18`4" x 15`0"
Walk-In Closet	Second	15`0" x 12`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0713971

Remarks

Pub Rmks:

NOTE: PRICE REDUCED TO \$574,900.00 FOR A QUICKER SALE!!! Welcome to this beautifully maintained and updated 2-storey home in the desirable neighborhood of Silverado! Offering approximately 1,800 square feet of developed living space, this property is perfect for first-time homebuyers. This charming home features a fully finished basement, complete with a spacious, open-concept recreation room—ideal for entertainment—and a full bathroom. As you enter, you'll be greeted by an inviting open-concept living room and kitchen layout that boasts an abundance of natural light streaming through the large windows. The living room is brought together beautifully with luxury vinyl plank flooring and a cozy gas fireplace. The kitchen is stylishly equipped with stainless steel appliances, adding a modern touch to the space. On the second floor, you'll find three generously sized bedrooms. The master bedroom is bright and airy, featuring large windows and a walk-in closet. The additional bedrooms are spacious enough to accommodate large beds and include room for desks, making them versatile for various needs. Recent upgrades include newer siding and shingles for the double detached garage, completed more or less two years ago, along with basement renovations. Additionally, rear pathway concrete pads were installed in 2023, adding convenience and durability to the outdoor space. Don't miss the opportunity to view this stunning, open-concept home situated in a beautiful neighborhood. Book your appointment today—seeing is believing! Note: Price is not written in a stone.

Inclusions:
Property Listed By:

NONE
CIR Realty

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









