



THE
A-TEAM

**RE/MAX
FIRST**

136 SILVERADO PLAINS Park, Calgary T2X 0R6

MLS®#: **A2190226** Area: **Silverado** Listing Date: **01/29/25** List Price: **\$485,000**
 Status: **Active** 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: **7,158 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,757**
 Low Sqft:
 Ttl Sqft: **1,757**

DOM

4
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Front Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Composite Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line, Courtyard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer**
 Int Feat: **Closet Organizers, Kitchen Island, Pantry, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	3`10" x 3`4"	Kitchen	Main	9`9" x 9`7"
Dining Room	Main	10`3" x 15`1"	Pantry	Main	4`0" x 4`10"
4pc Bathroom	Upper	8`7" x 4`11"	Bedroom	Upper	8`8" x 11`9"
Bedroom	Upper	10`3" x 10`7"	Bedroom - Primary	Upper	10`6" x 12`0"
Walk-In Closet	Upper	3`2" x 6`8"	3pc Ensuite bath	Upper	6`4" x 6`7"
Living Room	Lower	12`1" x 12`1"	2pc Bathroom	Lower	5`0" x 6`0"
Mud Room	Lower	3`8" x 5`6"	Furnace/Utility Room	Lower	6`0" x 5`6"

Office	Lower	12`1" x 12`2"	Entrance Legal/Tax/Financial	Lower	6`11" x 4`4"
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Condo Fee: \$457		Title: Fee Simple		Zoning: DC	
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Legal Desc:	1511545	Fee Freq: Monthly			
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Remarks

Pub Rmks: **Welcome home! An elegant, END UNIT with breathtaking features in the sought after community of Silverado. A formal entrance leads to the 2 pc bathroom with ceramic tile flooring and double car garage. Relax in the living room featuring a cozy fireplace and soaring ceilings. The chef's dream kitchen dark cabinets, high-end stainless-appliances including the gas stove and quartz tops and a breakfast bar looking over the formal dining area. A door that leads to your oversized balcony and large windows bringing in lots of natural light. Laundry facilities are also conveniently located on this level. Retire upstairs where you will find 3 large bedrooms including the primary bedroom with walkthrough closet to the ensuite bathroom and French doors that lead to a private balcony. Options are endless in the storage room on the main level. Can be converted to a den or 4th bedroom. This complex is known for its curb appeal. Beautifully landscaped with a Hardie Board siding. Close proximity pathways designed for walking, cycling, and trail riding. There is also a 32-hectare natural reserve if you like the outdoors or shops, restaurants, the YMCA and schools. Don't miss this opportunity and call for your viewing today!**

Inclusions: **Refrigerator, Gas Stove, Dishwasher, Microwave, Hood fan, Range Hood. Dryer, Washer, Garage Door opener**

Property Listed By: **2% Realty**

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











