



THE
A-TEAM

**RE/MAX
FIRST**

58 SILVERADO PLAINS Circle, Calgary T2X 0G5

MLS®#: **A2193219**

Area: **Silverado**

Listing Date: **02/12/25**

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

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,391 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Front Yard,Landscaped,Pie Shaped Lot**
Park Feat: **Double Garage Detached**

DOM

10
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: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Central Vacuum,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`2" x 15`8"
Kitchen	Main	15`2" x 14`3"
Bedroom - Primary	Second	13`9" x 12`2"
Bedroom	Second	9`2" x 9`11"
4pc Bathroom	Second	8`8" x 4`11"
Family Room	Lower	19`9" x 11`6"
Storage	Lower	6`5" x 7`9"

Room	Level	Dimensions
Dining Room	Main	17`1" x 9`2"
2pc Bathroom	Main	4`11" x 5`0"
Bedroom	Second	11`6" x 11`6"
4pc Ensuite bath	Second	10`9" x 11`0"
Laundry	Second	3`4" x 3`6"
Other	Lower	20`1" x 26`1"

Title: **Fee Simple**
Legal Desc: **0714142**

Zoning: **R-G**

Remarks

Pub Rmks: **Located in the highly sought after community of Silverado, this impeccably maintained home boasts a stunning main floor living space that offers the perfect blend of elegance and comfort. The living room exudes warmth and charm with a large picture window that floods the room with natural light offering a view of the outdoors and enhancing the cozy ambiance. The spacious dining area provides the ideal setting for entertaining, seamlessly flowing into a beautifully designed kitchen featuring a large island with ample seating, sleek countertops and modern finishes. The kitchen is both stylish and functional, making it the heart of the home. This home features numerous upgrades, including granite countertops, engineered hickory hardwood floors, elegant maple cabinetry and railings offering both functionality and style. Upstairs, you will find an elegant master retreat with large picture window, a beautiful soaker tub and separate shower and walk in closet. There are two additional bedrooms plus the convenience of an upper-level laundry. The partially developed basement offers incredible versatility with a fantastic family room, office or guest space and undeveloped area to make your own. Completing this amazing home is a double detached garage on this fantastic pie shaped lot. This is a prime location in Silverado close to playgrounds and schools. This home shows 10/10 - don't miss out.**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

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









