

170 SILVERADO PLAINS Park, Calgary T2X 1Y8

02/26/25 MLS®#: A2194364 Area: Silverado Listing List Price: **\$560,000**

Status: **Active** County: Calgary Change: -\$15k, 10-Apr Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type: Row/Townhouse Calgary Finished Floor Area

Year Built: 2015 Abv Saft: 1,640 **Lot Information** Low Sqft:

Lot Sz Ar: Ttl Sqft: 1,640

<u>Parking</u>

5 2 Garage Sz:

Lot Feat: City Lot, Few Trees, Front Yard, Landscaped, Level, Low Maintenance Landscape, Views Park Feat:

Additional Parking, Alley Access, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Rear, Insulated, Multiple Driveways, Off Street, On Street, Parking Pad, Rear Drive, See

DOM

<u>Layout</u>

3 (3) 2.0 (2 0)

Bungalow

Beds:

Baths:

Style:

Ttl Park:

46

Remarks, Stall, Workshop in Garage

Utilities and Features

Roof: **Asphalt Shingle** Construction:

In Floor, Forced Air, Natural Gas Cement Fiber Board, Wood Frame, Wood Siding Heating:

Sewer: Flooring:

Ext Feat: Balcony, BBQ gas line, Other Carpet, Ceramic Tile, Laminate

Water Source: Fnd/Bsmt:

Poured Concrete Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Kitchen Appl: Int Feat: Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vinyl

Windows, Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	7`5" x 6`2"	Storage	Main	8`1" x 5`8"
4pc Bathroom	Upper	8`6" x 5`1"	4pc Ensuite bath	Upper	11`11" x 5`5"
Bedroom	Upper	10`0" x 7`6"	Bedroom	Upper	15`7" x 12`0"
Bedroom - Primary	Upper	14`10" x 12`0"	Walk-In Closet	Upper	8`3" x 6`2"
Dining Room	Upper	16`5" x 13`5"	Kitchen	Upper	12`4" x 12`3"
Living Room	Upper	14`2" x 12`7"	Storage	Upper	7`8" x 3`1"

Furnace/Utility Room Upper 11`9" x 8`2" Laundry Upper Upper Balcony Balcony Upper Legal/Tax/Financial Condo Fee: Title: Zoning: **Fee Simple** DC \$478 Fee Freq: Monthly 1611198 Legal Desc:

Remarks

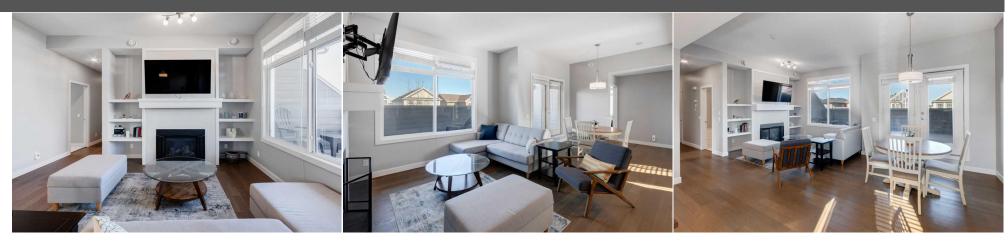
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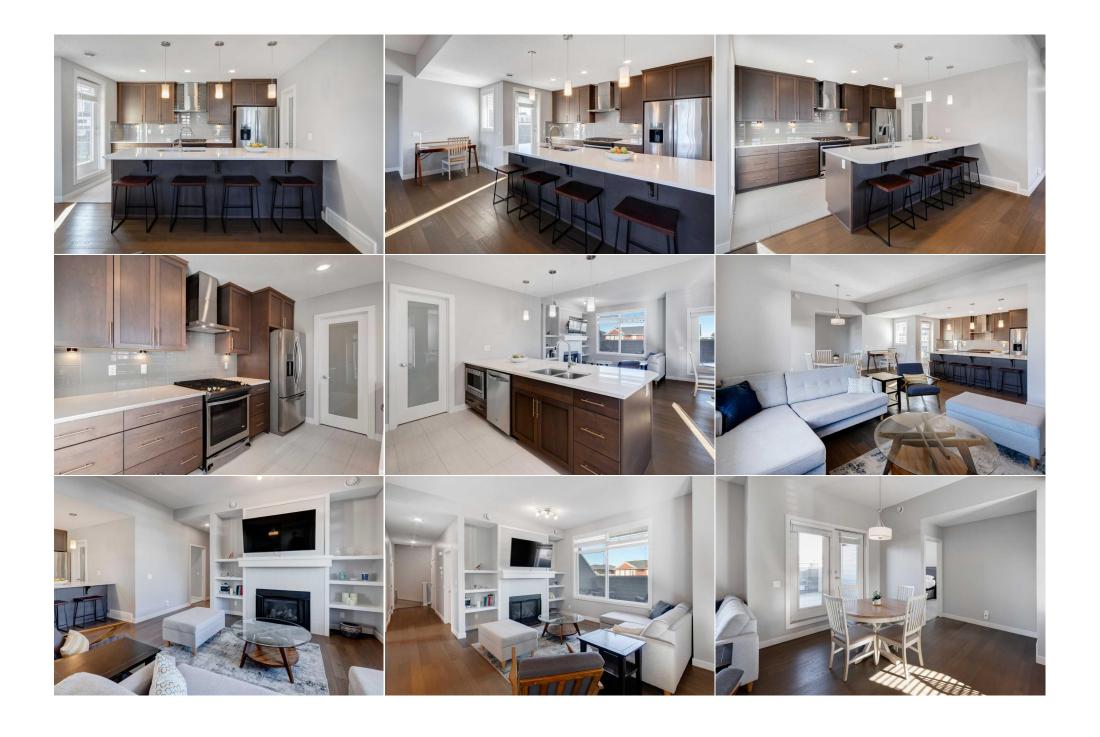
HOME SWEET HOME! OPEN HOUSE SUNDAY APRIL 13th, 11AM-1PM! Welcome to this sensational bungalow style, stacked Townhouse offering modern, maintenance free living in the popular SW community of Silverado! This contemporary Townhouse offers 3 bedrooms, 2 bathrooms, 1,640 exquisitely maintained SQFT throughout, central air conditioning, a double attached garage and a PET FRIENDLY complex (with board approval). Heading inside you will instantly notice the stunning pride of ownership throughout the open concept floor plan with 9 ft ceilings, upgraded engineered laminate flooring and sophisticated finishing's. The bright foyer leads you up the stairs where you will find the sun-drenched living room with oversized windows and a beautiful focal point fireplace with built-in shelving, a formal dining area and the gourmet chef's kitchen with quartz countertops, crafted wood cabinetry with under cabinet lighting, spacious quartz island with a convenient breakfast bar, upgraded stainless steel appliances with a gas range and a walk-in pantry. Completing the floor is a laundry room, storage space, two generous sized bedrooms, a wonderful 4 piece bathroom and the magnificent primary retreat with a large walk-in closet and spa-like 4 piece ensuite bathroom with an oversized shower with a built-in bench, double vanity sinks and heated flooring. Just off the kitchen you will find the oversized deck/terrace space with tons of room for BBQ'ing, entertaining guests and enjoying the tranquil views. Outside, there is a double attached garage with 2 additional driveway parking spots and ample street parking. Close to all major amenities including being steps from an 80 acre nature reserve, shopping, public transportation, schools, parks and major roadways. MUST VIEW! Book your private viewing of this gem today!

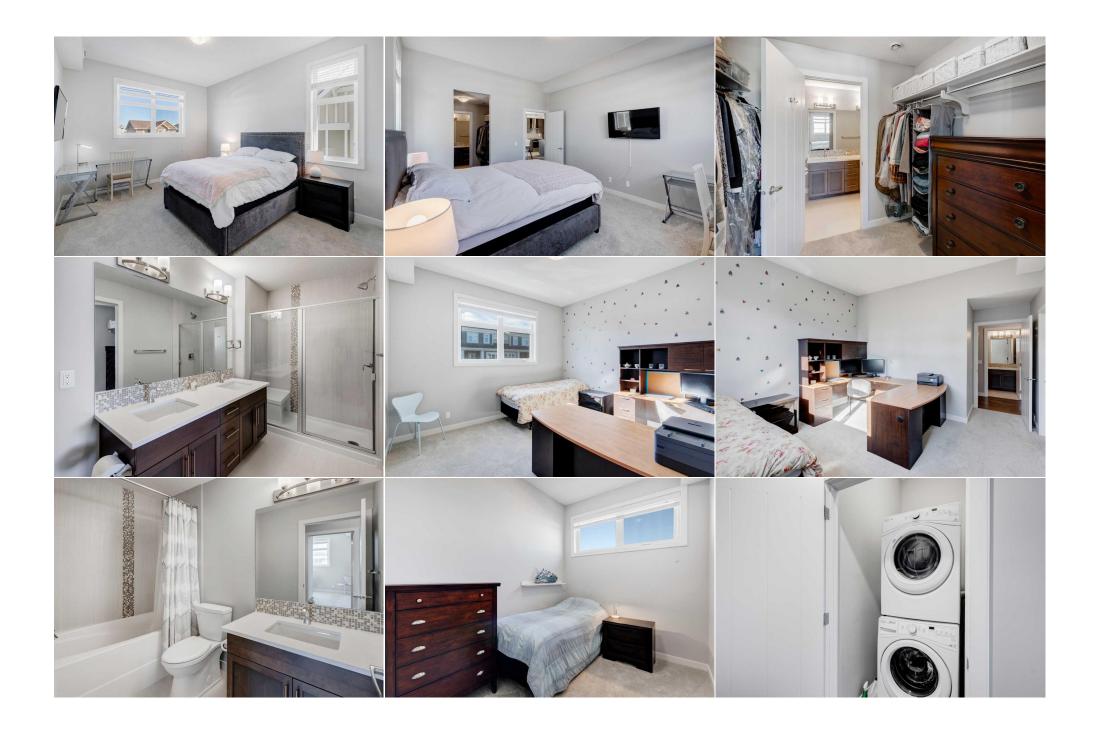
Inclusions:
Property Listed By:

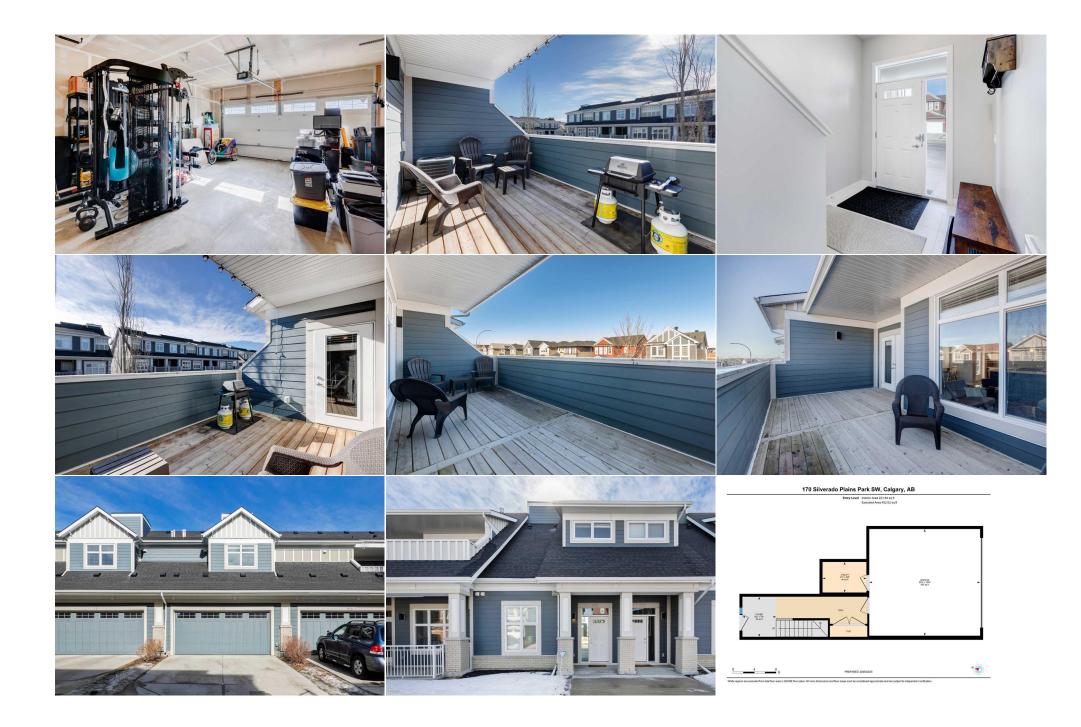
large desk in bedroom Century 21 Bamber Realty LTD.

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









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