



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**170 SILVERADO PLAINS Park, Calgary T2X 1Y8**

MLS®#: **A2194364**

Area: **Silverado**

Listing Date: **02/26/25**

List Price: **\$560,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 10-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2015**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,640**  
Low Sqft:  
Ttl Sqft: **1,640**

DOM

**46**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat:  
Park Feat:

**City Lot,Few Trees,Front Yard,Landscaped,Level,Low Maintenance Landscape,Views  
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  
Remarks,Stall,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Other**

Construction: **Cement Fiber Board,Wood Frame,Wood Siding**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
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

Room	Level	Dimensions
Foyer	Main	7`5" x 6`2"
4pc Bathroom	Upper	8`6" x 5`1"
Bedroom	Upper	10`0" x 7`6"
Bedroom - Primary	Upper	14`10" x 12`0"
Dining Room	Upper	16`5" x 13`5"
Living Room	Upper	14`2" x 12`7"

Room	Level	Dimensions
Storage	Main	8`1" x 5`8"
4pc Ensuite bath	Upper	11`11" x 5`5"
Bedroom	Upper	15`7" x 12`0"
Walk-In Closet	Upper	8`3" x 6`2"
Kitchen	Upper	12`4" x 12`3"
Storage	Upper	7`8" x 3`1"

Furnace/Utility Room  
Balcony

Upper  
Upper

11`9" x 8`2"

Laundry  
Balcony  
Legal/Tax/Financial

Upper  
Upper

Condo Fee:  
\$478

Title:  
Fee Simple  
Fee Freq:  
Monthly

Zoning:  
DC

Legal Desc: 1611198

Remarks

Pub Rmks: **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















