

170 SILVERADO PLAINS Park, Calgary T2X 1Y8

MLS®#: A2194364 Area: Silverado Listing 02/26/25 List Price: **\$600,000**

Status: **Active** County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: Row/Townhouse City/Town: Calgary

Lot Information Lot Sz Ar:

Lot Shape:

Year Built:

Access:

Lot Feat: Park Feat: Residential

Finished Floor Area 2015

Abv Saft: Low Sqft:

Ttl Sqft: 1.640

1,640

Parking

DOM

Layout

Beds:

Baths:

Style:

-0

Ttl Park: 5 2 Garage Sz:

3 (3)

2.0 (2 0)

Townhouse-Stacked

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**

In Floor, Forced Air, Natural Gas Heating:

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

Level Dimensions Room Level **Dimensions** Room Legal/Tax/Financial

Condo Fee: Title: Zoning: \$478 Fee Simple DC

> Fee Freg: Monthly

Legal Desc: **1611198**

Remarks

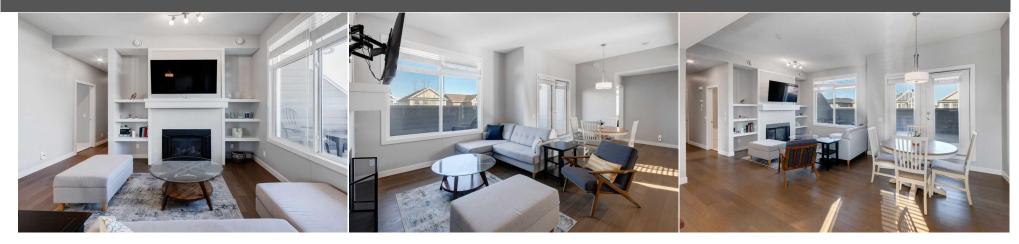
Pub Rmks:

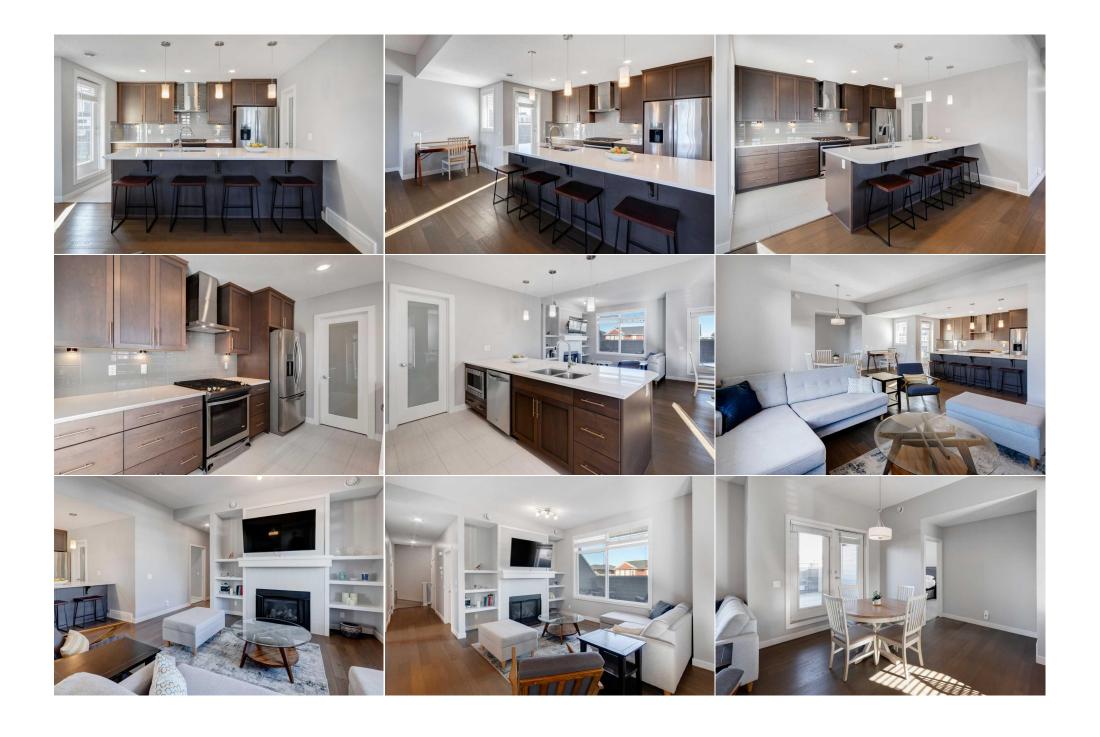
HOME SWEET HOME! Welcome to this sensational bungalow style, stacked Townhouse offering modern, maintenance free living in the popular SW community of Silverado! This contemporary Townhouse offers 3 bedrooms, 2 bathrooms, 1,640 exquisitely maintained SQFT throughout, central air conditioning, a double 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!

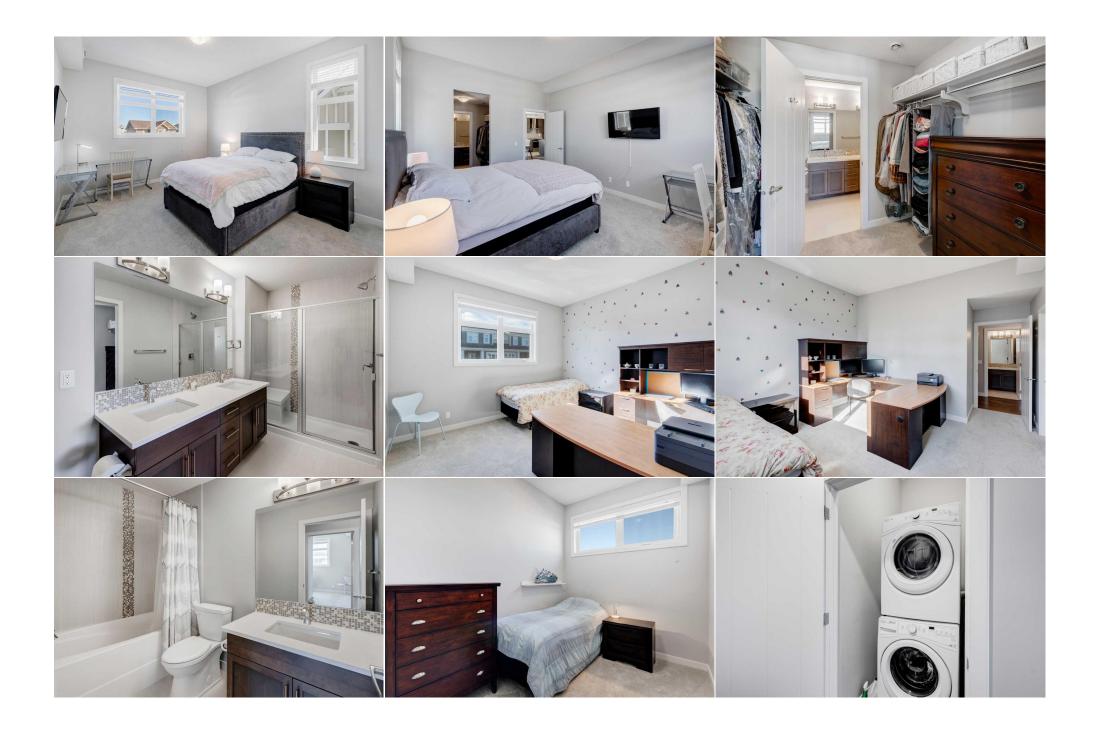
Inclusions: large desk in bedroom

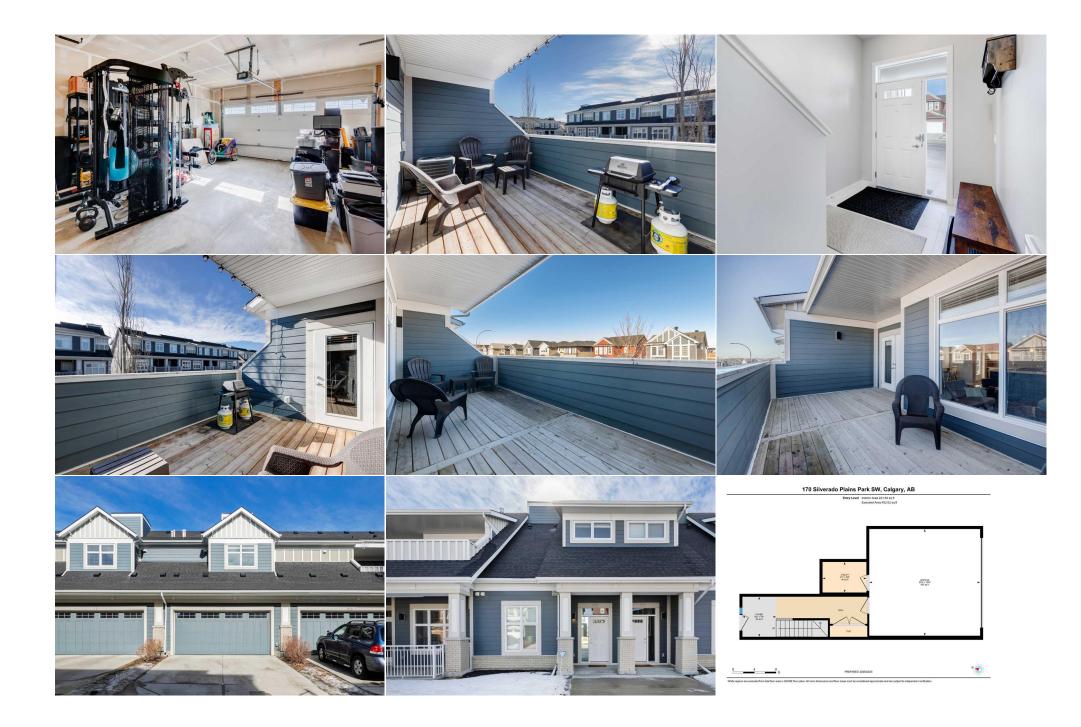
Property Listed By: Century 21 Bamber Realty LTD.

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









To Silverado Plains Park SW, Calgary, AB Date From Stores Assa STAILS of the Line of the

