



THE
A-TEAM

**RE/MAX
FIRST**

197 SILVERADO PLAINS PARK , Calgary T2X 1X9

MLS®#: **A2195083**

Area: **Silverado**

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

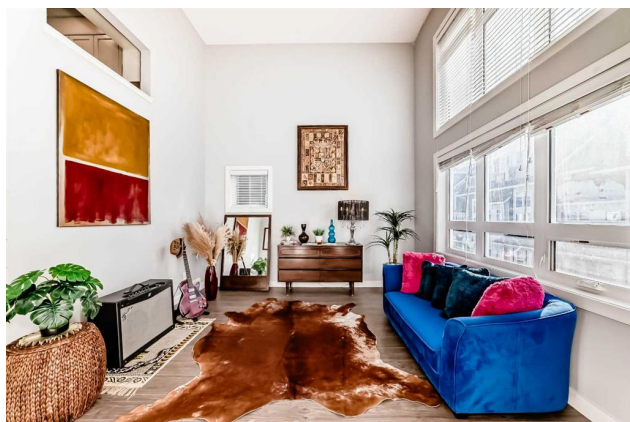
List Price: **\$525,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2014**

Finished Floor Area

Abv Sqft: **1,737**
Low Sqft:
Ttl Sqft: **1,737**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

1
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **5 Level Split**

Access:

Lot Feat: **Back Lane,Landscaped**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Courtyard,Lighting**

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,Pantry,Quartz Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Condo Fee: **\$457**
Legal Desc: **1611199**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Remarks

Pub Rmks: **Modern Townhouse in Silverado - Move-In Ready! Welcome to Hunter House, a well-managed complex in the heart of Silverado, where suburban tranquility meets urban convenience. This 1,737.4 SQFT townhouse offers 4 bedrooms, 2.5 bathrooms, and a double attached garage (side-by-side). Step inside to discover a spacious open-concept layout with modern finishes throughout. The chef's kitchen boasts quartz countertops, stainless steel appliances, a pantry, and ample storage, making meal prep effortless. A cozy dining nook leads to one of two private balconies, perfect for summer BBQs. The great room has been kept in excellent condition, creating an inviting space for entertaining and relaxing. Upstairs, both primary bedrooms feature walk-in closets and ensuites, offering comfort and convenience. With four off-street parking spots, ample storage, and durable Hardie board and brick exteriors, this home is designed for low-maintenance living. Silverado offers walking trails, parks, local shops, and top-tier schools, including the highly regarded Dr. E.P. Scarlett High School. Enjoy quick access to Stoney Trail via Spruce Meadows Way and Macleod Trail via 194th Ave, connecting you effortlessly to the city. Meticulously cared for by its original owner, this home is move-in ready! Don't miss out—schedule your viewing today!**

Inclusions: **N/A**
Property Listed By: **Grand Realty**

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

