



THE
A-TEAM

**RE/MAX
FIRST**

217 SILVERADO PLAINS Close, Calgary T2X 0J2

MLS®#: **A2196097**

Area: **Silverado**

Listing Date: **02/28/25**

List Price: **\$535,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar: **3,132 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Standard Shaped Lot**
Park Feat: **Parking Pad**

DOM

36
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Shingle Siding,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Kitchen Island,Laminate Counters,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
4pc Bathroom	Second	
Kitchen	Main	9`6" x 9`2"
Living Room	Main	13`3" x 12`11"
Bedroom	Second	9`7" x 9`2"
Bedroom	Basement	11`7" x 8`2"
Eat in Kitchen	Basement	8`5" x 6`11"

Room	Level	Dimensions
4pc Ensuite bath	Second	
4pc Bathroom	Basement	
Dining Room	Main	11`2" x 9`4"
Bedroom - Primary	Second	12`11" x 11`11"
Bedroom	Second	10`3" x 9`5"
Office	Basement	11`10" x 8`11"
Furnace/Utility Room	Basement	9`5" x 9`3"

Title: **Fee Simple**
Legal Desc: **0713071**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to this bright and inviting 4-bedroom, 3.5-bathroom home nestled in the highly sought-after community of Silverado. This home offers a perfect blend of comfort and functionality, making it an ideal starter home or a great choice for families. The main floor boasts an open-concept design, seamlessly connecting the living room, kitchen, and dining area. The space has plenty of natural light, creating a warm and welcoming atmosphere. The kitchen features ample storage, and a central island, perfect for family gatherings and entertaining. The dining area opens directly to the backyard patio, extending your living space outdoors in the summer. Upstairs, the primary suite has its own ensuite bathroom, offering a private and peaceful escape. Three additional bedrooms provide plenty of space for family members, guests, or a home office. The 3.5 bathrooms throughout the home ensure convenience for all. Outside, the backyard is ready for your personal touch, with a parking pad in the back and additional street parking available out front. Silverado is known for its family-friendly atmosphere, with parks, playgrounds, and schools just a short stroll away. You'll also enjoy easy access to local amenities, shopping, dining, and recreational opportunities. This property is a judicial listing, offering a unique opportunity in this vibrant community. Don't miss out on the chance to make it your own!**

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

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







