



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**370 SILVERADO Way, Calgary T2X 0R4**

MLS®#: **A2197148**

Area: **Silverado**

Listing Date: **02/27/25**

List Price: **\$839,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2011**

Lot Information

Lot Sz Ar: **4,606 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Interior Lot,Landscaped,Level,Rectangular Lot**  
Park Feat: **Double Garage Attached**

DOM

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

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island,No Animal Home,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>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**  
Legal Desc: **1013712**

Zoning: **R-G**

Remarks

Pub Rmks: **Silverado- Beautiful Jayman built Emerge Model with a professionally developed basement, 3377 sq. ft. of total living and a roof top solar panel system! Great**

location across from greenspace and 100 meters from Ron Sothern School (Grades K-6). Wide open main floor plan features a spacious front entry, great room with hardwood floors and a gas fireplace, a huge kitchen and dining area as well convenient mud room and 2-piece bath. Gourmet kitchen also features a large island, granite counters, rich dark cabinetry, stainless steel appliances, gas cook-top, wall oven & microwave, pantry, and lots of counter space. Upper floor suits a growing family with a large center bonus room, convenient upper floor laundry, 2 large kid's bedrooms, a 4-piece bath and a huge owner's suite. Unique owner's suite features 2 walk-in closets and a five-piece ensuite with free standing tub, separate shower, and dual vanities. Basement has been professionally finished with a huge rec room, family room, 4-piece bath, and storage. Private yard is fully fenced, landscaped, and features a large private deck. Lots of extras in this house like dual forced air furnaces, 200 Amp Electrical, attached garage, 9ft ceilings, recent roof shingles, newer dishwasher, washer & dryer and a solar system to reduce your monthly costs! This is a beautiful home in an excellent location only a short walk to shopping with all the essentials like, grocery store, gym, coffee shop, pub, restaurants etc. Great transit access with bus stop across the street to take you to the LRT as well as quick road access to Stoney and Macleod Trails.

Inclusions:

Property Listed By:

N/A

RE/MAX House of Real Estate

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







