



THE
A-TEAM

**RE/MAX
FIRST**

20 SILVERADO CREST Park #230, Calgary T2X 4L3

MLS® #: **A2206044** Area: **Silverado** Listing Date: **03/26/25** List Price: **\$749,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2021**
 Lot Information
 Lot Sz Ar: **4,219 sqft**
 Lot Shape:

DOM

28
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Attached-Side by Side,Bungalow-Villa**

Parking

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

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **In Floor,Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Double Vanity,Kitchen Island,Pantry,Quartz Counters,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`4" x 12`1"	Dining Room	Main	13`6" x 8`1"
Living Room	Main	24`2" x 14`9"	2pc Bathroom	Main	7`2" x 4`0"
Foyer	Main	7`2" x 11`3"	5pc Ensuite bath	Main	11`11" x 9`8"
Bedroom - Primary	Main	11`3" x 15`5"	Bedroom	Basement	11`8" x 11`9"
Game Room	Basement	17`2" x 32`3"	4pc Bathroom	Basement	8`7" x 6`1"
Furnace/Utility Room	Basement	6`5" x 12`5"	Bedroom	Basement	10`0" x 12`5"

Legal/Tax/Financial

Condo Fee:
\$382

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-G

Legal Desc: **1812352**

Remarks

Pub Rmks: **Welcome to this beautifully designed villa-style home in the desirable community of Silverado. Offering 1,248 square feet of above-grade living space plus a fully developed 1,140 square foot basement, this fully finished three-bedroom, two-and-a-half-bathroom home combines modern luxury with thoughtful functionality. Ideally situated across from Spruce Meadows, this home offers breathtaking views and direct access to an 80-acre nature reserve with scenic paved walking paths. Enjoy the tranquility of nature while being just minutes from top-rated schools, shopping, and essential amenities. The bright and open-concept main floor is designed for both comfort and style. The gourmet kitchen features a large center island, a gas stove, under-cabinet lighting, a butler station with a bar fridge, pull-out pot storage, and a built-in recycling center drawer. The living space is warm and inviting, highlighted by a cozy gas fireplace, while the primary suite offers a spa-like retreat with heated floors in the ensuite bathroom. The fully developed basement provides additional living space, ideal for a home office, gym, media room, or guest accommodations. With upgraded lighting, smart storage solutions, and high-end finishes throughout, this home offers exceptional functionality and comfort. Located in a quiet and well-connected neighborhood, this property offers easy access to major roadways, parks, and everyday conveniences. Whether you are looking for a peaceful retreat or a home designed for entertaining, this villa in Silverado is a rare opportunity. Contact us today to book a private showing and experience this stunning home for yourself.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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











