



**171 Silverado Plains Close SW  
Calgary, Alberta**

**MLS # A2214496**



**\$739,900**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,157 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, No Neighb		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** shoe cabinet at front door, tv wall mount in bonus room. Basement workbench, desk, and black shelving.

Welcome to 171 Silverado Plains Close SW! Nestled on a quiet cul-de-sac in the established community of Silverado, this lovingly maintained and move-in-ready home offers space, comfort, and convenience for the whole family. Freshly updated with new paint, lighting, and faucets, the home exudes a contemporary feel while maintaining a warm and inviting atmosphere. The open-concept main floor features a spacious living room, a dining area, and a well-appointed kitchen with stainless steel appliances, a large breakfast bar, and a corner pantry. The front flex room provides a perfect spot for a home office, den, or music room. Step outside to the landscaped backyard, where you'll find a two-level composite deck perfect for summer BBQs and relaxing evenings plus underground sprinklers for easy watering. The home backs onto a quiet greenbelt and is just a short walk to Sobey's and Silverado Marketplace for all your essentials. The double attached garage easily fits two vehicles with extra space for storage, plus two more parking spots on the driveway. Upstairs, you'll find a spacious bonus room and a versatile hallway nook & dash; ideal for work-from-home setups or homework stations. The laundry room is also conveniently located upstairs, featuring a washer and dryer updated in 2020. The primary suite offers plenty of space for a king-size bed and boasts a walk-in closet larger than some bedrooms! The ensuite includes a large shower, a corner soaker tub, a water closet, and dual vanities. Two additional bedrooms on the upper floor are both generously sized. Additional features include: Upgraded Class 4 shingle roof (hail-resistant), air conditioning for summer comfort, recently inspected furnace for peace of mind in winter, an unfinished basement with a built-in desk, workshop area, and bathroom rough-in. Don't miss your chance to own this

wonderful family home in one of Calgary's most desirable communities.