



GRASSROOTS
REALTY GROUP

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44 Silverado Plains View SW Calgary, Alberta

MLS # A2217155



\$599,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,537 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage		

Inclusions: N/A

TURN-KEY and ready to MOVE IN!! This lovely 2 story home is perfect for a growing family looking to put down roots in the south community of Silverado. This home has been beautifully updated with a modern farmhouse vibe. Completed with newly renovated finishes and a functional layout, this home offers ample storage, 3 bedrooms, 2.5 baths and so much more! Step inside to durable floors throughout the main level, featuring a spacious living room with a cozy corner gas fireplace. The kitchen is a chef's dream with large island, ample counter space, large walk in pantry and stainless steel appliances. A convenient walk in closet and a 2-piece bathroom complete this level. The upper floor features 3 spacious bedrooms. The primary suite includes a private 4-piece ensuite, while the additional 2 bedrooms share a second full 4-piece bathroom. A convenient upper-floor full laundry room adds to the functionality of this level. The unfinished basement can provide tons of future potential for growing families. Enjoy the large backyard, featuring a huge deck, low maintenance landscaping and a gravel parking pad that accommodates two vehicles. The inviting front porch adds charm and curb appeal. This home is conveniently located near walking trails, a pond, community parks, and shopping, with easy access to Stoney Trail and Macleod Trail. Don't miss your chance to own this exceptional home in Silverado! Schedule your viewing today!