



GRASSROOTS
REALTY GROUP

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35 Silverton Glen Green SW
Calgary, Alberta

MLS # A2220169



\$569,900

Division:	Silverado		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,458 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	NA
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These beautiful town homes have NO CONDO FEES! Better than new, this 2 storey home feature 3 bedrooms up, plus a fully enclosed private rear yard and single detached garage! The front entry boasts a covered front veranda. Once inside, the foyer is bright and spacious. To the right is a comfortable living room connected to the central dining area, and, at the rear is a chef's grade kitchen boasting stainless steel appliances with a built-in wall oven and microwave. Enjoy the convenient mudroom access to the rear yard. Upstairs, there are 3 bedrooms, the master boasting a full ensuite bath and walk-in closet. The lower level is unfinished with 3 pce rough-in plumbing and large windows. For added convenience, central air conditioning has been installed! Silverton is a new community with quick access to MacLeod and Stoney Trails, and just minutes from the Gates of Walden Shopping Mall featuring Save on Foods, Shoppers Drug Mart, Tim Hortons and so much more! This beautiful home is priced to sell-don't miss out!