



GRASSROOTS
REALTY GROUP

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133 Silverado Creek Crescent SW
Calgary, Alberta

MLS # A2230337



\$709,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,031 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, No Neighbours Behind, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE: FRI JUNE 20, 4-7 PM & SAT JUNE 21, 1-4 PM. Welcome to this beautifully updated and meticulously maintained 2-storey family home offering over 2,000 sq ft of stylish and functional living space. Tucked away on a quiet crescent with NO NEIGHBOURS BEHIND, this home combines timeless charm with MODERN UPDATES in one of Calgary's most sought-after southwest communities. Step inside to discover a FRESHLY PAINTED interior, including ceilings in the great room and upper bedrooms, all set against brand NEW WIDE-PLANK HARDWOOD FLOOR in a contemporary tone. The open-concept main floor features a bright great room with gas fireplace, a sunny breakfast nook with expansive windows, and a stunning kitchen makeover: granite countertops, stainless steel appliances, a new range hood, and tall espresso cabinetry that reaches the ceiling. An additional refrigerator/freezer in the mudroom adds everyday convenience, while the front flex room offers the perfect space for a home office or formal dining room. Upstairs, enjoy a thoughtfully laid-out second level featuring a large bonus room with built-in shelving and large windows, 3 large bedrooms, a spacious linen closet, and two full bathrooms including a 4-piece ensuite in the primary suite. Brand new carpet upstairs provides a soft touch underfoot. The unfinished basement is ready for your vision, complete with bathroom rough-in, offering endless possibilities to expand your living space. Outdoor living is a joy here with a family-size fully fenced backyard with no neighbours behind, a good size deck, and ample space to relax or play. The double attached garage adds convenience and extra storage. Recent major upgrades include: New roof and siding (2021–2022), New appliances, New granite kitchen counters, Fresh interior paint throughout, New

hardwood and carpet flooring. Location Perks: Quick access to Stoney Trail for a 25-minute commute to downtown Calgary, Steps to community playgrounds and green spaces, Walking distance to Ron Southern School (K-6) and Holy Child School (K–9), Short drive to École de la Source (CBE French immersion), Nearby shopping at Shawnessy Centre and Somerset Towne Square, Access to Fish Creek Park and Spruce Meadows for outdoor and equestrian activities. Whether you’re a growing family or a savvy buyer looking for value and quality, this home offers the ideal blend of space, location, and lifestyle.