



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2234890**



**\$760,000**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,973 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Located in the beautiful and sought-after community of Silverado, this home is just steps from a lovely park in front and backs onto a lush green space with a scenic, tree-lined pathway—offering both privacy and natural beauty. Sitting on an extra-large lot of over 7,000 sqft, it provides incredible space inside and out—you will not be disappointed! This beautifully upgraded home features 3 bedrooms and 3.5 bathrooms, with an ideal layout and thoughtful touches throughout: Newer roof and siding (2 years old) 9-foot ceilings on the main floor Impeccable hardwood flooring on main floor Abundant cabinetry and a gas stove in the kitchen, plus elegant granite countertops Convenient main-floor laundry Central vacuum system and water softener BBQ gas line on the patio Two fireplaces—one on the main level and another in the basement Upstairs, you’ll find a spacious bonus room and a well-designed primary suite with dual sinks and a large walk-in closet. The fully finished basement is open and bright, with large windows and a full bathroom—perfect for guests, a home gym, or a cozy entertainment space. Situated near MacLeod Trail, Stoney Trail, the train station, top-rated schools, shopping, and more, this Silverado gem offers the perfect blend of comfort, convenience, and charm.