



GRASSROOTS
REALTY GROUP

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**184 Silverado Plains Park SW
Calgary, Alberta**

MLS # A2238549



\$549,900

Division:	Silverado		
Type:	Residential/Four Plex		
Style:	Townhouse-Stacked		
Size:	1,670 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Insulated		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 478
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame, Wood Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Located in the sought-after community of Silverado, this elegant stacked bungalow-style townhouse offers spacious living with luxury finishings throughout. The entrance welcomes you with a bright foyer featuring soaring 10' ceilings and leads to the double attached garage, which includes durable epoxy flooring and an electrical room with additional space used for storage, providing ample parking and functionality. Going up to the main level, you'll find 10' ceilings and rich hardwood flooring throughout. The open-concept Living room centers around a stunning gas fireplace framed by custom built-in bookshelves, creating a warm and inviting atmosphere. The gourmet Kitchen is equipped with stainless steel appliances, a large peninsula with an eating bar, quartz countertops, ample cabinetry extending to the ceiling, and a walk-in pantry. Two balconies, accessible from the dining room and kitchen, offer excellent outdoor living space with a low-maintenance composite decking and gas hookups for BBQs. Two generously sized bedrooms complete the layout. The primary suite boasts a luxurious walk-thru closet and a spa-inspired 4-piece ensuite bathroom featuring a double vanity with quartz countertops. The second bedroom also offers a walk-in closet. A versatile den, currently used as a home gym, a well-appointed 4-piece bathroom, and a dedicated laundry closet complete the floor. This sophisticated townhouse is ideally situated in the family-friendly Silverado community, just steps from Ron Southern School, Sobeys grocery store, and several playgrounds, including the popular Silverado Community Natural Playground. Outdoor enthusiasts will appreciate the nearby Silverado Pond and Turner Field for recreation, while the prestigious Spruce Meadows is just a short drive away. With convenient shopping, dining, and easy access to major

roads, commuting throughout Calgary is effortless.