



GRASSROOTS
REALTY GROUP

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220 Silverado Plains Park SW
Calgary, Alberta

MLS # A2240237



\$660,000

Division:	Silverado		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bungalow		
Size:	1,300 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Level		

Heating: In Floor, Forced Air

Floors: Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Cement Fiber Board, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 363

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: Blinds, Curtains, Garage Heater, Garage Shelving Unit, Central Vacuum with attachments, Water filter faucet, Garage Door Opener

*** OPEN HOUSE: Saturday, July 19 from 12:00-3:00pm ***Welcome to this beautifully upgraded and meticulous maintained bungalow villa located in the peaceful community of Silverado. This 3 bedroom, 2 bathroom home is ideal for those seeking the ease of single-level living paired with thoughtful finishes and modern upgrades. Step inside to discover a bright, open concept layout designed for comfort and functionality. The spacious kitchen is a central highlight featuring rich cabinetry, quartz countertops, a large island with seating, a gas stove, touchless faucet and a convenient built-in wine rack above the upgraded fridge. Sliding cabinet drawers add ease to everyday living and the stylish pendant lighting enhances the warm inviting atmosphere. The adjoining living and dining areas are flooded with natural light from large windows and centered around a cozy gas fireplace with custom built-in shelving. The space is perfect for both relaxing and entertaining with access to a generous cement patio that backs onto a quiet road with west sunlight exposure. Each bathroom includes heated tile flooring and upgraded shower tiles for added comfort and style. Vinyl flooring throughout the main living areas adds durability and a modern look, while upgraded ceiling fans contribute to the home's year round efficiency. A full laundry setup with stackable washer and dryer is conveniently tucked away to maximize space. This home is packed with features that enhance convenience, including central air conditioning, a water softener, water filter faucet, central vacuum system with attachments and blinds and curtains throughout. The brand new hot water tank and well maintained mechanicals offer peace of mind. The fully finished double car garage is a standout offering epoxy flooring, a garage heater and garage shelving for all your seasonal needs. Whether used for

parking, storage or hobbies, it's a valuable extension of the home. The exterior is constructed with durable hardy board siding and sits within a quiet and connected community, close to walking paths, green spaces and everyday amenities. A gas line on the patio is ready for summer BBQs and entertaining. With modern upgrades, serene surroundings and exceptional care taken throughout- 220 Silverado Plains Park is ready to welcome you home.