



**GRASSROOTS**  
REALTY GROUP

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**220, 20 Silverado Crest Park SW  
Calgary, Alberta**

**MLS # A2243342**



**\$680,000**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,271 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 381
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Enjoy the ease of villa-style living with no age restrictions and a double attached garage in the desirable community of Silverado. This one bedroom plus den, 1.5 bath home offers 1,271 sq. ft. of thoughtfully designed space. The open-concept layout features a chef's kitchen with island, stainless steel appliances, and ample cabinetry, opening to a cozy living area with stone gas fireplace. The primary suite includes a spa-inspired 5 piece ensuite and walk-in closet, while the den provides flexible space for an office or guest room. The full basement awaits your ideas with potential for 2 bedrooms, bath, and large rec room. Perfectly located near shopping, dining, major roadways, and Spruce Meadows, this villa combines low-maintenance living with comfort, convenience, and flexibility.