



GRASSROOTS
REALTY GROUP

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

MLS # A2243342

\$715,000



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

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

Inclusions: N/A

Minutes from Spruce Meadows & Scirocco Golf Club + Easy Access to the Mountains on 22X & quick access to Stoney Trail. Discover the ease of low maintenance living in this beautifully designed villa-style home, perfectly located in the sought after community of Silverado. Offering 1,271 square feet of thoughtfully planned space, this one bedroom plus den, 1.5 bathroom home is ideal for those looking to downsize without compromising comfort or style. Positioned across from Spruce Meadows, this property offers easy access to an 80 acre nature reserve with paved walking paths, perfect for morning strolls or peaceful evenings outdoors. While you'll enjoy the serenity of nature at your doorstep, you're still just minutes from shopping, dining, and everyday conveniences. Inside, the open concept layout creates an inviting space for both relaxing and entertaining. The chef inspired kitchen boasts a spacious centre island, stainless steel appliances, and ample storage, while the cozy living area with its stone feature gas fireplace provides the perfect spot to unwind. The primary suite is a private retreat, complete with a spa like 5 piece ensuite and walk-in closet. A versatile den offers space for a home office, hobby room, or guest area. The unfinished basement provides room for future customization, whether you envision additional living space, a guest suite, or extra storage. Set in a quiet, well connected neighbourhood with easy access to major roadways, this villa offers a perfect blend of convenience and tranquility. If you're seeking a home that allows you to simplify your lifestyle without sacrificing quality, this is the one.