

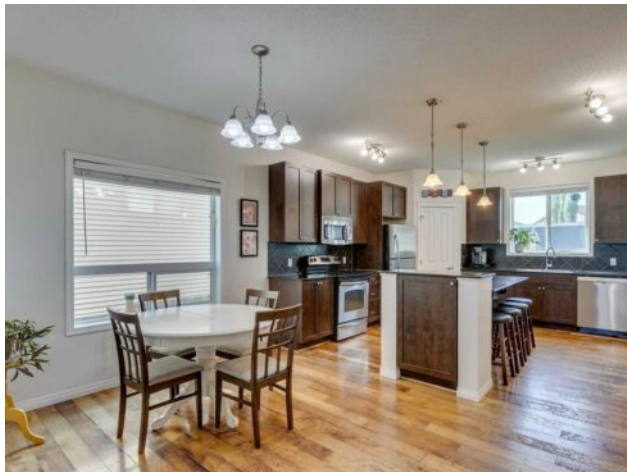


GRASSROOTS
REALTY GROUP

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91 Silverado Plains Manor SW Calgary, Alberta

MLS # A2244515



\$589,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,522 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: TV Mount, Shed

VIRTUAL OPEN HOUSE IG LIVE SUNDAY AUGUST 3RD 12:45PM-1PMIN-PERSON OPEN HOUSE SUNDAY AUGUST 3RD 1PM-3PM*** Welcome to this beautifully maintained 2-storey detached home in the heart of Silverado, offering OVER 2,200 SQUARE FEET OF DEVELOPED SPACE with 4 BEDROOMS and 4 BATHROOMS for UNDER \$590K! Thoughtfully updated and move-in ready, this home features GRANITE COUNTERTOPS throughout, stainless steel appliances, and 9-FOOT CEILINGS on the main level. The inviting living room is anchored by a cozy gas fireplace, perfect for relaxing evenings. The FULLY DEVELOPED BASEMENT offers additional versatile space, while the sunny south-facing backyard includes a two-tiered deck and storage shed—ideal for outdoor entertaining. Eco-conscious buyers will appreciate the 10 SOLAR PANELS on the roof, providing long-term energy savings. Recent updates include: roof shingles (2023), vinyl siding (2022), washer & dryer (2021), hot water tank (2023), and fresh paint on select upper and basement walls. Most appliances have also been replaced in recent years, adding to the home's appeal. Situated on a quiet street, just steps from a playground and a short walk to Ron Southern School (K–6), this family-friendly location is also close to two other schools and offers quick access to Stoney Trail and Macleod Trail. A must-see in one of the most desirable communities in the south!