



GRASSROOTS
REALTY GROUP

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**204, 20 Silverado Crest Park SW
Calgary, Alberta**

MLS # A2249966



\$750,000

Division:	Silverado		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,240 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Front Yard, Interior Lot, Landscaped, Lawn, Level, Open Lot, Rectangular Lot		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Mixed, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 382

LLD: -

Zoning: R-G

Utilities: -

Inclusions: fridge, gas stove, hood fan, built in dishwasher, built in microwave oven, beverage cooler, washer, dryer, all window coverings, TV bracket in living room (if the buyers want it), garage door opener with 2 remotes, alarm equipment (no contract)

OPEN HOUSE SATURDAY AUGUST 23, 2025 1:00 pm – 4:00 pm. This elegantly designed and very gently lived in villa-style home in the desirable community of Silverado is ready for you to call HOME ! With over 2400 sq. ft. of developed living space, this three-bedroom, two-and-a-half-bath home blends modern luxury with thoughtful functionality. Located next to an 80 acre nature reserve with scenic paved walking paths, you'll enjoy breathtaking views and the tranquility of nature while still being minutes from top-rated schools, shopping, and everyday amenities. Inside, the bright, open-concept main floor is both stylish and inviting. The gourmet kitchen is a chef's dream, featuring a large center island, gas stove, under-cabinet lighting, butler's station with bar fridge, pull-out pot storage, and a built-in recycling drawer. The living area is anchored by a cozy gas fireplace, while the primary suite provides a true retreat with a spa-inspired ensuite complete with heated floors. The fully developed basement offers even more living space—perfect for a home office, gym, media room, or guest accommodations. Throughout the home, you'll appreciate upgraded lighting, smart storage solutions, and high-end finishes designed to elevate everyday living. Set in a quiet, well-connected neighborhood next to the world renowned Spruce Meadows with easy access to major roadways and parks, this villa is ideal whether you're seeking a peaceful retreat or a home made for entertaining. Don't miss this rare opportunity—book your private showing today and experience all that this stunning Silverado villa has to offer.