



GRASSROOTS
REALTY GROUP

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230 Silverado Plains Circle SW
Calgary, Alberta

MLS # A2250139



\$665,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,712 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Inclusions: N/A

Open House 1:00 to 3:00 pm on August 23, 2025**BACKING ONTO GREEN SPACE | WEST-FACING YARD | WALK TO SCHOOL**
Step into this bright and beautifully maintained 3-bedroom, 2.5-bath home in the highly desirable community of Silverado. Backing directly onto a peaceful green space with a public elementary school just steps away, this home is perfect for families seeking comfort, space, and convenience. The open-concept main floor features 9-foot ceilings, rich hardwood flooring, and a spacious kitchen with granite countertops, stainless steel appliances, ample cabinetry, and a large walk-through pantry. The inviting living room centers around a stylish gas fireplace, while the dining area offers direct access to the west-facing deck—ideal for enjoying sunsets, BBQs, and gatherings. Upstairs, you’ll find three generously sized bedrooms including a spacious primary suite with a walk-in closet and a 4-piece ensuite. A bright bonus room provides extra living space for relaxing, working, or playing. The fully fenced backyard is beautifully landscaped with lilac bushes, grass, decorative stone, and a maintenance-free deck with glass railing. Enjoy the lifestyle Silverado has to offer—walk to schools, playgrounds, and scenic paths, with shops and services just minutes away. Easy access to Stoney Trail, Deerfoot, MacLeod Trail, South Health Campus, and Shawnessy Shopping Centre. This is a rare opportunity to own a move-in ready home in a fantastic location. Come see the value and quality for yourself!