



**GRASSROOTS**  
REALTY GROUP

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**32 Silverton Glen Green SW**  
**Calgary, Alberta**

**MLS # A2265189**



**\$549,900**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,349 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Storage, Walk-In Closet(s)

**Inclusions:** .

Welcome Home to this 2023-built townhome offers the perfect blend of style, comfort, and convenience — with no condo fees to worry about. Located in the desirable southwest community of Silverton, this move-in-ready home shows like new and is packed with features today's buyers will love. Step inside to a bright, open-concept main floor designed for modern living. The chef's kitchen is a showpiece, complete with 41" upper cabinets, a large extended island, and upgraded stainless steel appliances including a built-in microwave, fridge, stove, and dishwasher. Whether you're hosting dinner or enjoying a quiet night in, this space is both functional and inviting. The open dining and living areas make entertaining effortless, and a convenient 2-piece powder room adds practicality to the main floor. Upstairs, you'll find three spacious bedrooms, including a private primary suite with a walk-in closet and a beautiful ensuite. The laundry is conveniently located on the upper floor, and an additional full bathroom. The undeveloped basement offers additional space for you to develop and includes 3-piece rough-in, HRV air filtration, the mechanical is neatly tucked away in the corner to provide you better options for future basement development, perfect for a family room, home office, or even future bedrooms and a bathroom. A 428sqft double garage provides plenty of room for parking and storage. Built by Logel Homes, this property showcases exceptional craftsmanship and thoughtful design throughout. Located close to grocery stores, restaurants, schools, and everyday amenities, this home truly has it all. This is the one you've been waiting for so don't miss out and book a showing with your favourite realtor today!

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