



GRASSROOTS
REALTY GROUP

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267 Silverado Plains Close SW
Calgary, Alberta

MLS # A2265536



\$714,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,951 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Greenbelt, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: existing window coverings, wardrobe in basement bedroom, garage racks and shelves, shed (as is), pergola on deck

Beautifully maintained 2-storey home backing onto green space with direct access to miles of walking paths, as well as nearby amenities including a grocery store, doctor's office, drug store, bank, and few restaurants – just to name a few. The main floor features a welcoming layout with a versatile flex room or den, a cozy family room with fireplace, and an updated kitchen complete with newer cabinets, a refreshed island, and a custom walk-through pantry with laundry. Upstairs offers three comfortable bedrooms including a spacious primary suite with a 3-piece ensuite and large shower, plus a bright bonus room ideal for movie nights or play space. The fully developed basement provides even more room to grow, with a large recreation area, fourth bedroom, and full 4-piece bath. Outside, enjoy a beautifully landscaped backyard with a deck, pergola, and garden boxes – a great space for kids to play and family gatherings. Recent updates include a newer furnace, hot water tank, and roof, offering peace of mind for years to come. This is the perfect blend of comfort, style, and location – a home you'll be proud to call your own.