



GRASSROOTS
REALTY GROUP

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328 Silverado Plains Circle SW
Calgary, Alberta

MLS # A2266534



\$675,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,685 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions:	Backyard shed
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Welcome to this warm and stylish home in Calgary's charming Silverado community. Spanning three well-planned levels, this inviting residence offers 4 bedrooms, 3.5 bathrooms designed for comfort and functionality. The main floor features bright, open living and dining areas anchored by a cozy fireplace, a modern kitchen with stainless steel appliances, ample cabinetry, and a walk-in pantry—perfect for family meals or entertaining. A convenient 2-piece bathroom and main-floor laundry complete this level. Upstairs, the serene primary suite includes a private 3-piece ensuite and generous walk-in closet, complemented by two additional bedrooms, a full bathroom, and a versatile bonus room ideal for a home office, media area, or kids' play space. The fully finished basement offers a large recreation room, guest bedroom, full bathroom, and utility/storage area, providing extra flexibility for work, play, or hosting visitors. Step outside to a private backyard with a deck, ideal for morning coffee, summer BBQs, or outdoor relaxation. An attached garage adds convenience and extra storage, while nearby parks, pathways, playgrounds, and shopping make this home perfect for families seeking suburban charm with city access.