



GRASSROOTS
REALTY GROUP

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22 Silverado Plains Circle SW
Calgary, Alberta

MLS # A2268399



\$589,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,334 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad, Paved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	Shed		

Welcome to your net-zero home at 22 Silverado Plains Circle SW, nestled in the tranquil and family friendly community of Silverado. Perfectly positioned on a quiet street across from a charming neighbourhood playground, this beautifully updated detached home stands out with its modern design, thoughtful upgrades and energy efficient features. Boasting just under 2,000 sq.ft. of fully developed living space, this residence offers 5 bedrooms and 3.5 bathrooms, including a walk-up basement suite, ideal for multi-generational living or potential rental income. The open concept main floor is filled with natural light and highlights a spacious kitchen with granite countertops, breakfast bar and views of the sunny backyard. Recent upgrades include fresh paint throughout, brand new carpet on all levels, a newer roof (2022) and newer hot water tank, ensuring both style and peace of mind. With a focus on sustainability and modern convenience, this home is equipped with a 6kW solar system valued over \$30,000, not only reduces the home's carbon footprint but also provides a consistent substantial revenue stream by selling surplus energy back to the grid. Upstairs, you'll find three comfortable bedrooms, including a serene primary suite complete with a private ensuite and walk-in closet and upgraded washer and dryer. The fully developed walk-up basement offers incredible versatility with its own entrance, kitchen, full bathroom, and two multi-purpose rooms — perfect as guest rooms or home offices, offering exceptional flexibility for extended family or guests. Located in one of Calgary's most sought after south communities, Silverado offers a perfect balance of comfort and convenience. Enjoy quick access to Spruce Meadows, Silverado Marketplace, Shawnessy Centre, scenic parks, walking trails and excellent schools—all with easy connections to Stoney

Trail and Macleod Trail for effortless commuting. Experience the perfect combination of luxury, energy efficiency and community living in this move in ready home, where every detail is designed for modern comfort and long term value. Book your private showing today!