



GRASSROOTS
REALTY GROUP

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78 Silverton Glen Crescent SW
Calgary, Alberta

MLS # A2278036



\$749,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,132 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Walk-In Closet(s)		

Inclusions:	N/A
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HIGHLIGHTS: 2024 Built, Fenced South-Facing Corner Lot, Unique Unobstructed Kitchen Island, Bright Living Space, Carpeted Bedrooms, Large Windows throughout the house, Finished Basement Stairwell, 5-Piece Primary Suite with Laundry Access, Double Attached Garage. **WRITEUP:** This 2024-built Cardel Home offers an exceptional opportunity to own a modern home on a premium, sun-drenched corner lot in the community of Silverado. Spanning 2,132 square feet of bright, open-concept living space. The interior is defined by massive southern-facing windows that invite natural light throughout the day. The gourmet kitchen is a focal point of the home, featuring an expansive, unobstructed island and a unique sink placement that balances aesthetics and functionality. Upstairs, the primary retreat features a five-piece spa ensuite and a clever walk-through closet that provides direct access to the second-floor laundry room. The home features a finished basement stairwell, making the main-floor living space more inviting, and leads down to a full, unfinished basement, providing a blank canvas for your future development and storage needs. Outside, the south-facing deck and fenced yard provide the perfect setting for outdoor living, all while being ideally located near the Somerset LRT, local amenities, and the extensive pathway systems that make Silverado a standout South Calgary destination.