



GRASSROOTS
REALTY GROUP

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**328 Silverado Plains Circle SW
Calgary, Alberta**

MLS # A2278466



\$655,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,685 sq.ft.	Age:	2011 (15 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, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions:	N/A
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Welcome to this beautifully maintained home in the desirable Silverado community of Calgary. Thoughtfully designed across three finished levels, this inviting residence offers 4 bedrooms and 3.5 bathrooms, blending comfort, style, and everyday functionality. The main floor showcases bright, open-concept living and dining spaces centered around a cozy fireplace, creating a warm and welcoming atmosphere. The modern kitchen features stainless steel appliances, abundant cabinetry, and a walk-in pantry—ideal for both daily living and entertaining. A convenient powder room and main-floor laundry complete this level. Upstairs, the tranquil primary retreat includes a private 3-piece ensuite and a spacious walk-in closet. Two additional bedrooms, a full bathroom, and a versatile bonus room provide flexible space for a home office, media room, or play area. The fully finished basement expands your living options with a generous recreation room, a guest bedroom, a full bathroom, and additional storage space—perfect for hosting guests or accommodating a growing family. Step outside to enjoy the private backyard and deck, ideal for morning coffee, summer barbecues, or unwinding outdoors. An attached garage offers added convenience and storage. Located close to parks, pathways, playgrounds, and shopping, this home delivers the perfect balance of suburban charm and easy access to city amenities.