



GRASSROOTS
REALTY GROUP

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173 Silverado Plains Close SW
Calgary, Alberta

MLS # A2278761



\$684,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,187 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, French Door		

Inclusions:	None
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Presenting an exquisite home in the sought-after SW community of Silverado, this fully upgraded residence offers a harmonious blend of luxury and functionality, backing onto a serene green space and walking path. The heart of the home is the stunning kitchen, featuring modern flat profile cabinetry, upgraded stainless steel appliances, granite countertops, glass tile accents, and a spacious walk-in pantry. The open layout seamlessly flows into a bright dining area surrounded by windows, ensuring an abundance of natural light. The inviting living room, adorned with a gas fireplace framed by elegant tile and a wood mantle, is perfect for relaxation and gatherings. A versatile den with French doors can serve as a formal dining area or a home office, catering to various lifestyle needs. Upstairs, discover three generously sized bedrooms, including a magnificent master suite complete with a luxurious 5-piece ensuite featuring his and her sinks, a jetted tub, a makeup desk, and a walk-in closet. The oversized bonus room is equipped with custom built-ins and doors for privacy, making it an ideal space for family activities or entertainment. The fully fenced and landscaped yard boasts a large vinyl deck and a stone patio, creating the perfect outdoor setting for entertaining. Additional features include a double front drive insulated garage, and a convenient gas BBQ hookup. This home truly encapsulates the ultimate family living experience, combining elegance with practicality. Schedule a viewing today to explore all the exceptional features this property has to offer!