



GRASSROOTS
REALTY GROUP

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

MLS # A2278948



\$649,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,763 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Gazebo on Deck, TV Mounts, Mail Key, Front Door Key

VIRTUAL OPEN HOUSE IG LIVE SUNDAY JANUARY 18TH 1:30PM-2PMIN-PERSON OPEN HOUSE SUNDAY JANUARY 18TH 2PM-4PM. Welcome to this beautifully maintained two-storey detached home offering OVER 2,300 SQUARE FEET OF DEVELOPED SPACE, tucked away on a quiet street and PRICED BELOW \$650,000. Proudly owned by the original owners, this 4-BEDROOM, 4-BATHROOM home with DOUBLE ATTACHED GARAGE & PROFESSIONALLY DEVELOPED BASEMENT shows true pride of ownership throughout. The main level features durable laminate flooring(2024), a cozy fireplace, and a bright, open layout ideal for everyday living and entertaining. The stylish kitchen is equipped with quartz countertops (2024), stainless steel appliances, and ample cabinetry, flowing seamlessly into the dining and living areas. Central air conditioning keeps the home comfortable year-round. Upstairs, you'll find a spacious BONUS ROOM, convenient upper-floor laundry, and generously sized bedrooms, including a well-appointed primary retreat. The professionally developed basement adds valuable living space with laminate flooring throughout—perfect for a rec room, home office, or guest space. Step outside to enjoy the beautiful TIERED DECK with modern metal spindles, creating an ideal backyard setting for summer evenings and gatherings. Numerous recent upgrades: new carpet on the upper level, new furnace, painted garage door frame, updated trim, roof inspection: all completed in 2025, and major exterior updates including roof shingles and vinyl siding replaced in 2022. Only a short walk from Ron Southern K-6 School, this home is perfect for growing families. There are two other schools as well within in the Community: Holy Child (K-9) and the brand-new Complete Scolaire Franchophone (K-12). It's only a

few minutes drive from Silverado Marketplace featuring Sobeys, Anytime Fitness(24 hrs/day), Kildares Irish Pub, Poached YYC, Holy Grill and Shoppers Drug Mart. It also provides easy access to Stoney Trail and MacLeod Trail. A move-in-ready home with thoughtful upgrades, ample space, and a fantastic location—this one checks all the boxes.