



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**39 Silverado Way SW**  
**Calgary, Alberta**

**MLS # A2280932**



**\$415,000**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,594 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Street Lighting, Views		

**Heating:** Forced Air

**Floors:** Carpet, Tile, Vinyl

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 273

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** N/A

If you are looking for a spacious, contemporary, family friendly townhome, conveniently located just off of Stoney Trail S, look no further. As you enter you will be met with a spacious flex room, perfect for an office space or mini home gym, along with a half bath. With two generously sized bedrooms, a master ensuite, and full secondary bath, this complex is located in the amazing community of Silverado. This stunning three level home comes with beautifully upgraded stainless steel appliances, granite countertops, a brand new washer/dryer combo and freshly painted rooms throughout. Have your morning coffee on your back deck, standing right above your garage. This incredibly maintained townhome complex is located near an impressive array of amenities, including shopping, restaurants, schools, bike/walk paths, playgrounds, and transit options. Pets are welcome with board approval. Don't miss out on the opportunity to live in the priced to sell home in the desired community of Silverado.