



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

**MLS # A2287582**



**\$524,900**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	859 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Smart Home, Storage, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to Silverado, where comfort, functionality, and value meet. This impressively maintained and fully developed 4-bedroom bi-level offers versatility, thoughtful updates, and a layout that truly maximizes every square foot. The main level welcomes you with a bright foyer and an open concept great room featuring vaulted ceilings and large windows that flood the space with natural light. The spacious kitchen includes a walk in pantry, quality appliances, and flows seamlessly into both the dining area and living room, perfect for everyday living or entertaining. Two bedrooms and a full 4-piece bath complete the upper level, including a generous primary bedroom with dual closets. The fully developed lower level expands your options with two additional bedrooms, a full bathroom, a second living area, and a kitchenette setup, which is ideal for an expanding family, or guests. The shared laundry area is conveniently located for both levels. A major highlight of this property is the oversized double detached garage, offering significantly more space than standard! Perfect for vehicles, storage, or a workshop. Enjoy the large backyard just in time for spring and summer entertaining. Located in the sought after community of Silverado, you’re just minutes from schools and quick access to Stoney Trail (22X). Shopping and dining in Shawnessy are just across the way. Whether you’re a first time buyer, or looking to downsize, this home offers outstanding value in today’s market.