



**344 Silverado Drive SW
Calgary, Alberta**

MLS # A2292909



\$584,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,445 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in		

Inclusions: Shed

This home sits on a HUGE CORNER LOT and immediately stands out with its GREAT CURB APPEAL AND PARTIAL WRAP-AROUND DECK. You'll love the HUGE BACKYARD with large deck, 2 sheds and GAS LINE FOR BBQ. The INSULATED GARAGE IS HEATED with A 60AMP ELECTRICAL PANEL measures 20x20 allowing for large vehicles, tools, and weekend projects. Inside, the main floor is bright and functional, featuring a MUDROOM, a kitchen with STAINLESS STEEL APPLIANCES and BUILT-IN COFFEE/TECH BAR, a dining area, and a welcoming living room complete with a GAS FIREPLACE. Upstairs offers a spacious primary retreat with a 4-PIECE ENSUITE and DUAL WALK-IN CLOSETS, plus two additional bedrooms, both featuring WALK IN CLOSETS and another 4-PIECE BATHROOM. Downstairs, the partially finished basement already has a rec room, a bathroom rough-in, and an egress window, making it easy to add another bedroom and build instant value. NEW ROOF, EVESTROUGHS AND HARDIE BOARD SIDING (2022), STOVE (2023), REFRIGERATOR (2023), DISHWASHER (2022) WASHER/DRYER (2020). All new Smoke Detectors, 60amp electrical in Garage Located steps away from a PLAYGROUND, and with shopping, schools, and MILES OF WALKING TRAILS nearby, this home will check all your boxes!