



**262 Silverado Plains Park SW  
Calgary, Alberta**

**MLS # A2294235**



**\$550,000**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,627 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Paved, Private		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 497
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vinyl Windows		

**Inclusions:** Wall mounted TV in living room, central vac & attachments, Elliptical, all blinds

Welcome to effortless luxury living in this stunning executive top-floor bungalow, designed for those who appreciate style, comfort, and a low-maintenance lifestyle. Offering 2 bedrooms plus den - 2 bathrooms, and a double attached garage with driveway, this beautifully appointed home features a bright, open-concept layout enhanced by soaring ceilings, expansive windows, and a cozy gas fireplace that creates a warm yet sophisticated atmosphere. The chef-inspired kitchen is truly the heart of the home, showcasing a massive quartz island, stainless steel appliances, and an impressive walk-in pantry &mdash; perfect for both everyday living and entertaining in style. The primary retreat is nothing short of exceptional, featuring a walk-through closet and a spa-like ensuite complete with two sinks and heated tile floors for an added touch of luxury. The additional bedroom and den offer incredible flexibility &mdash; ideal for guests, a home office, or hobby space. Enjoy not one, but two exceptionally private balconies &mdash; including a sunny south-facing retreat perfect for soaking up natural light, while the second offers a shaded escape for those quieter moments. Your own personal outdoor sanctuary, any time of day. This pet-friendly, well-managed complex offers the ultimate lock-and-leave lifestyle with snow removal and landscaping included, giving you more time to enjoy life &mdash; whether that&rsquo;s relaxing at home or travelling the world. Located just minutes from Silverado Marketplace, with easy access to Stoney Trail and Macleod Trail, you&rsquo;re perfectly positioned for both convenience and connection. A rare opportunity to own a refined, air conditioned low-maintenance home that perfectly blends luxury, function, and lifestyle.