



**56 Silverado Plains View SW
Calgary, Alberta**

MLS # A2298629



\$569,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,197 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lig		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Open House on Saturday, April 4, 2-4pm Golden light pours into this inviting detached home in Silverado, where thoughtful design and timeless finishes create a space that feels instantly welcoming. The main floor is dressed in beautiful hardwood flooring, setting the stage for a warm and cohesive living experience. At the front, the living room offers a cozy gas fireplace—perfect for curling up on chilly evenings—while effortlessly flowing into the dining area, making entertaining feel natural and easy. The kitchen is both stylish and functional, featuring elegant quartz countertops that provide the perfect backdrop for everything from casual breakfasts to dinner parties. Clean lines and modern touches make this space as practical as it is eye-catching. Upstairs, you’ll find three comfortable bedrooms and two well-appointed bathrooms. The primary suite is designed as a peaceful retreat, complete with a walk-in closet and a private 3-piece ensuite—ideal for starting and ending your day in comfort. The additional bedrooms offer versatility for family, guests, or a dedicated workspace. The fully developed basement adds incredible value, boasting a spacious recreation room ready for movie nights, games, or a home gym setup. A convenient 3-piece bathroom completes this lower level, enhancing both functionality and convenience. Step outside to a charming backyard where a generous deck invites you to relax, entertain, or soak up the sunshine. The outdoor space flows seamlessly to an oversized double garage, providing ample room for vehicles, storage, and more. Blending comfort, style, and smart design, this Silverado home is ready to welcome its next chapter. Silverado offers that rare blend of modern suburban living with a touch of countryside influence—a place where mornings feel calm, evenings feel cozy, and weekends are wide open

for adventure.