



GRASSROOTS
REALTY GROUP

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

200 Silverado Drive SW
Calgary, Alberta

MLS # A2299238

\$539,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,392 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		



No Photo Available

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Storage, Vinyl Windows		

Inclusions: n/a

Nestled on a quiet, kid-friendly street in the charming community of Silverado, this immaculate residence offers a sophisticated blend of style and convenience. Boasting almost 1,400 sq.ft of tastefully curated living space on the main levels, the home opens with an inviting front living room featuring a large corner gas fireplace that flows seamlessly into the spacious kitchen and sun-drenched dining area. The upper level serves as a private sanctuary, offering two generous spare bedrooms with oversized closets and a grand primary retreat complete with a beautiful ensuite and large closet. Added versatility is found in the developed basement, which hosts a large rec room perfect for movie nights or a home gym, an additional four-piece bathroom, and ample storage space. Outside, the west-facing backyard acts as a private oasis, featuring a full-length deck perfectly suited for hosting gatherings of all sizes. Residents will enjoy being within walking distance of local schools, parks, and pathways, with instant access to the ring road and the world-class equestrian charm of nearby Spruce Meadows.