



**54 Silverado Plains Common SW
Calgary, Alberta**

MLS # A2300120



\$734,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,059 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar

Inclusions: Backyard archway, Murphy bed frame/cabinet - no mattress

Discover this exceptional home on a quiet street in spectacular Silverado, backing onto a green space and just steps from the school. This thoughtfully designed 3-bedroom, 4-bathroom home offers more than 2,800 sq ft of developed living space, perfect for both entertaining and everyday living. The main floor boasts 9-ft ceilings and an open-concept layout, featuring a beautifully updated kitchen with massive oversized walk-through pantry, ceiling-height cabinetry, built-in microwave and oven, stone countertops, and a large island with extra seating. The kitchen flows seamlessly into the dedicated dining area and spacious living room, complete with a stunning gas fireplace. Upstairs, enjoy a large bonus family room and office space, along with three bright bedrooms including the primary suite with a walk-in closet and luxurious 5-piece ensuite with dual sinks, glass shower, and soaker tub. The landscaped outdoor area is perfect for family fun and relaxation, featuring a deck with BBQ gas line, exterior hot water tap, low-maintenance artificial turf in the front yard, and a backyard putting green. Fully fenced, the property also offers a private gate to the green space and schoolyard. Additional highlights include main floor laundry, central air conditioning, new hardwood floors (2024) newer upper-floor carpet (2022), and a newer roof (2021). An outstanding family home in a highly sought-after location, close to schools, parks, Spruce Meadows, local amenities and easy access to Stoney Trail.