



GRASSROOTS
REALTY GROUP

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267 Silverado Drive SW
Calgary, Alberta

MLS # A2137124



\$685,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,656 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Blinds and curtain rods

Welcome to a large very well maintained home in the beautiful community of Silverado! This larger than usual (1656 sq ft above grade) two storey property offers a lot of things you won't find anywhere else: 1) Oversized DOUBLE CAR GARAGE 24' x 24' - it is fully finished inside and out and comes with built in work bench - a perfect space for a workshop! 2) Beautiful MAINTENANCE FREE BACKYARD with a huge deck (for your summer parties) plus a front porch at the for your morning coffee. 3) Fully finished in 2016 (with permits) basement that offers a huge living room, a full bathroom and a large bedroom. 4) Main floor comes with a spacious living room with a 3 side gas fireplace, a kitchen with granite countertops, an island and a dining area. 5) The upper floor features a master bedroom with a walk-in closet, large ensuite bathroom, 2 more good size bedrooms and another full washroom, 6) Roof shingles were redone in 2016. 7) The location is excellent - easy access to the Ring Road, walking distance to the Silverado shopping plaza, short driving distance (or bus) to Somerset/Bridlewood LRT. Come view this gorgeous home right now!