



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

MLS # A2149628



\$639,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,357 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

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

Inclusions: N/A

Welcome to this modern-day SPLENDID home in a great family friendly community on the edge of the City surrounded by LAKES, Schools, Playground and GREEN Spaces!! Only 5 mins to Spruce Meadows, one of the leading venues in the world for international horse sports. The magic of the home itself starts as you approach the home through the large welcoming front Porch. Inside is an Amazing layout for this beautiful home with 4 bedrooms and 3.5 baths and Illegal Secondary Suite!! The main floor features a modern & functional very open floor plan with a fabulous flow for everyday living and entertaining. This is complimented by abundance of natural light throughout adding to the beauty of the design. The modern KITCHEN boasts of GRANITE counter tops with eating bar, Plenty of cabinetry, stainless Steel appliances and beautiful Backsplash. Off the dining area through the patio doors where you will find a stone patio and large backyard perfect for those summer time relaxation and entertainment. You will love the tones of updates in this home including brand new Laminate flooring and luxury vinyl, new paint, New SS appliances, LED Lighting, updated baths, and more! Up the stairs to the second floor where you will find DOUBLE ENSUITE Bedrooms and a 3rd bedroom, and Laundry room. The main Primary bedroom features it's own large ENSUITE with jacuzzi tubs, separate shower and a large walk-in closet. The fully finished basement has an ILLEGAL Basement SUITE with its own SEPARATE ENTRANCE as well as SEPARATE Laundry and features two large windows, 4th bedroom, Second kitchen with Quartz counter tops and eating bar, Full bathroom and living area. At the Back you will find a brand new oversized every man's dream 20*20 Double detached garage perfect for projects as well as parking large

vehicles. A Great Place to call Home!! Check out our 3D VIRTUAL TOUR to ease your decision making process- Be sure to navigate on the floor plan on the tour to view all the 3 floors