



**GRASSROOTS**  
REALTY GROUP

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**170 Silverado Plains Park SW**  
**Calgary, Alberta**

**MLS # A2194364**



**\$560,000**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,641 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Attached, Driveway, Front D		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	City Lot, Few Trees, Front Yard, Landscaped, Level, Low Maintenance Lands		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 478
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame, Wood Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	large desk in bedroom		

HOME SWEET HOME! Welcome to this sensational bungalow style, stacked Townhouse offering modern, maintenance free living in the popular SW community of Silverado! This contemporary Townhouse offers 3 bedrooms, 2 bathrooms, 1,640 exquisitely maintained SQFT throughout, central air conditioning, a double attached garage and a PET FRIENDLY complex (with board approval). Heading inside you will instantly notice the stunning pride of ownership throughout the open concept floor plan with 9 ft ceilings, upgraded engineered laminate flooring and sophisticated finishing's. The bright foyer leads you up the stairs where you will find the sun-drenched living room with oversized windows and a beautiful focal point fireplace with built-in shelving, a formal dining area and the gourmet chef's kitchen with quartz countertops, crafted wood cabinetry with under cabinet lighting, spacious quartz island with a convenient breakfast bar, upgraded stainless steel appliances with a gas range and a walk-in pantry. Completing the floor is a laundry room, storage space, two generous sized bedrooms, a wonderful 4 piece bathroom and the magnificent primary retreat with a large walk-in closet and spa-like 4 piece ensuite bathroom with an oversized shower with a built-in bench, double vanity sinks and heated flooring. Just off the kitchen you will find the oversized deck/terrace space with tons of room for BBQ'ing, entertaining guests and enjoying the tranquil views. Outside, there is a double attached garage with 2 additional driveway parking spots and ample street parking. Close to all major amenities including being steps from an 80 acre nature reserve, shopping, public transportation, schools, parks and major roadways. MUST VIEW! Book your private viewing of this gem today!

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