



GRASSROOTS
REALTY GROUP

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370 Silverado Way SW
Calgary, Alberta

MLS # A2197148



\$819,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,512 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Silverado- Beautiful Jayman built Emerge Model with a professionally developed basement, 3377 sq. ft. of total living and a roof top solar panel system! Great location across from greenspace and 100 meters from Ron Sothern School (Grades K-6). Wide open main floor plan features a spacious front entry, great room with hardwood floors and a gas fireplace, a huge kitchen and dining area as well convenient mud room and 2-piece bath. Gourmet kitchen also features a large island, granite counters, rich dark cabinetry, stainless steel appliances, gas cook-top, wall oven & microwave, pantry, and lots of counter space. Upper floor suits a growing family with a large center bonus room, convenient upper floor laundry, 2 large kid's bedrooms, a 4-piece bath and a huge owner's suite. Unique owner's suite features 2 walk-in closets and a five-piece ensuite with free standing tub, separate shower, and dual vanities. Basement has been professionally finished with a huge rec room, family room, 4-piece bath, and storage. Private yard is fully fenced, landscaped, and features a large private deck. Lots of extras in this house like dual forced air furnaces, 200 Amp Electrical, attached garage, 9ft ceilings, recent roof shingles, newer dishwasher, washer & dryer and a solar system to reduce your monthly costs! This is a beautiful home in an excellent location only a short walk to shopping with all the essentials like, grocery store, gym, coffee shop, pub, restaurants etc. Great transit access with bus stop across the street to take you to the LRT as well as quick road access to Stoney and Macleod Trails.