



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

## 58 Silverado Plains Manor SW Calgary, Alberta

**MLS # A2203484**



# \$574,800

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,324 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
--------------------	-----

Welcome to this charming home in Silverado, near the prestigious Spruce Meadows! Ideal for nature lovers, it's surrounded by parks and an 80-acre nature reserve. Residents enjoy convenient access to Shawnessy shopping center and the LRT. As you approach, the stunning curb appeal captivates. Inside, the main floor features a cozy living room perfect for relaxation and entertaining, along with a half bath and laundry area for added convenience. The kitchen and dining space at the back of the home offer a seamless flow, complete with ample cabinetry and a functional pantry. Upstairs, you'll find three bedrooms and two full baths, including a primary suite with an ensuite bath and walk-in closet. The unfinished basement is a blank canvas for your personal touch. The backyard is a landscaped oasis, creating a tranquil retreat. A large double detached garage provides ample parking and storage for your convenience. Don't miss the opportunity to make this wonderful property your own and enjoy life in the vibrant community of Silverado!