



**57 Silverton Glen Way SW  
Calgary, Alberta**

**MLS # A2203607**



**\$674,900**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,615 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Level, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to SILVERTON in SW Calgary. 57 Silverton Glen Way SE, the Midtown 2 at 1618 sq ft is a brand-new move-in ready single-family home by Cardel Homes. The exterior features modern prairie architecture with front Hardie board siding and rear double detached garage. The interior showcases high quality finishings throughout, including 9' main floor ceilings, luxury vinyl plank flooring throughout main and upper floor, quartz countertops throughout and upgraded lighting package. The kitchen features HDF cabinetry in a modern dark starless lacquer, with soft close doors and drawers, Samsung stainless steel appliances, granite sink and large island. Located off the kitchen is a back entry mud room area and large 9 x 11 deck. The main floor is completed with stairway railing, open concept living area and large front facing windows facing a park area. The upper-floor features 2 secondary bedrooms, 3 pc bathroom, loft and an upper floor laundry room. The primary suite includes a walk-in closet with upgraded built-in shelves, sliding door and a 3 pc ensuite with large tiled shower. This home has wonderful curb appeal with its low-maintenance front yard. This home comes with a new home warranty from Cardel Homes and Alberta New Home Warranty. Silverton in SW Calgary offers easy access to Stoney Trail and nearby amenities such as shops, restaurants and recreational spaces, a location that offers convenience and connection.