



GRASSROOTS
REALTY GROUP

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81 Silverado Creek Crescent SW
Calgary, Alberta

MLS # A2210577



\$750,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,957 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Private, Rectangular Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this outstanding SOUTH FACING 4-bedroom, 3.5-bath family home situated in the sought-after Silverado Community! *MOVE IN READY* NEW PAINT THROUGHOUT* LARGE BONUS ROOM* FULLY DEVELOPED BASEMENT* SIDING & ROOF SHINGLES Replaced in 2021 * AIR CONDITIONING* BACKING ONTO A GREEN SPACE. Spanning over 2,700 sq-ft across three levels, this gorgeous family home offers a warm and welcoming atmosphere. The main level with laminated-wood flooring showcases an open-concept layout, connecting the living room with large windows for all that natural light, to the dining room space (the perfect space to host family and friends), which leads to the beautiful backyard for seamless indoor and outdoor living. The kitchen features stainless steel appliances (dishwasher, stove and washer are only a few months new), center island with quartz countertops, espresso-darker stained wood cabinets with tile backsplash, and the walk-in pantry rounds out the kitchen. The 2-piece bath completes the main floor. Heading to the upper level, you will discover a large bonus room, and 3 bedrooms. The primary bedroom features a walk-in closet, a soaker tub, dual vanities and separate shower. The upper level also offers two other good-sized bedrooms, one with walk-in closet, along with a 4-piece full bath and a convenient laundry room. The fully finished basement features a rec room/theater room with a 3-piece full bath, and an additional bedroom with walk-in closet. The fully landscaped backyard includes mature trees, a deck, and professionally designed stone patio space for the family to gather and outdoor enjoyment. Equipped with central air conditioning and a double front attached garage, this home also backs onto a green space offering both comfort and convenience. The community of Silverado has many greenspaces,

walking paths and playgrounds; with excellent commuter access to 22X highway, Deerfoot and Stoney Trail and minutes away from all amenities including shopping center, restaurants, schools, South Health Campus Hospital, library, YMCA. MUST SEE!