



**GRASSROOTS**  
REALTY GROUP

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## 62 silverado ponds View SW Calgary, Alberta

**MLS # A2211027**



**\$599,900**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,228 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Granite, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stone	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** None

Welcome home to this beautiful fully renovated over 2200 sq feet executive home featuring 3 bedrooms , 2.5 bath, two family rooms and a huge bonus rooms in the most desirable community of SILVERADO. Extensively renovated in 2023 with new roof, New Sidings, new kitchen tiles and much more. The house comes with huge backyard with lots of room for kids trampoline. Entertain friends and family on the large deck in the backyard with views of Silverado Ponds. The open floor plan boasts 9' ceilings and is loaded with upgrades, gorgeous hardwood flooring , a spacious living room with a cozy gas fireplace and a chef's kitchen. The upstairs open to a massive bonus room and plenty of natural light, a primary bedroom with 5pc bathroom en-suite and a walk-in closet, it's gorgeous! The 2 additional large bedrooms are complemented with a full 4pc bathroom. The well laid out basement with large windows is ready for your personal touch. You will love the views of the ponds from large windows on the main floor with no house on the back to obstruct the views. Perfect location with walking distance to CTrain station, YMCA, library, Fish creek park and all the shopping. Lots of walking trails all around. Call today to book your private showing.