



GRASSROOTS

REALTY GROUP

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**78 Silverton Glen Crescent SW
Calgary, Alberta**

MLS # A2294585

\$725,000



Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,127 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn, Private, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

****Welcome to 78 Silverton Glen Crescent—where modern design, thoughtful upgrades, and vibrant community living come together in one exceptional home. Built in 2024 by CARDEL HOMES, this stunning like-new property sits proudly on a LARGE CORNER LOT with a sought-after SOUTHEAST-FACING BACKYARD, perfect for soaking up morning sun and enjoying long summer evenings on your 10' x 12' DECK in the FULLY FENCED yard. Step inside and you’re greeted by an impressive FOYER that sets the tone for the 2,125+ sqft of beautifully designed living space. The OPEN CENTRAL STAIRCASE creates a striking architectural feature, seamlessly connecting you to the upper-level BONUS ROOM while enhancing the home’s bright, airy feel. The main floor is built for both everyday living and entertaining. LUXURY VINYL PLANK flooring flows throughout, leading you into the open-concept living, dining, and kitchen area. The living room is anchored by a stylish ELECTRIC FIREPLACE with a tile surround and warm wooden hearth accent—an inviting focal point for cozy nights in. At the heart of the home, the kitchen is a true showpiece. A large QUARTZ ISLAND offers uninterrupted prep space, free from sinks or cooktops, making it as functional as it is beautiful. TWO-TONE cabinetry - crisp white uppers paired with warm wood lowers - blends perfectly with FLOATING SHELVES, a decorative HOOD FAN, an UNDER-MOUNT SINK, and a spacious PANTRY. Custom upgrades and elevated lighting fixtures add a polished, designer touch throughout. SLIDING GLASS DOORS connect your indoor space to the backyard, creating effortless indoor-outdoor flow. A versatile MAIN FLOOR DEN offers endless possibilities - home office, playroom, formal dining, or quiet retreat - while the MUDROOM conveniently**

connects to the DOUBLE ATTACHED GARAGE. Upstairs, you'll find three generous bedrooms, including a serene primary suite designed for comfort and convenience. Enjoy a luxurious 5PC ENSUITE, with WALK-THROUGH CLOSET, and direct access to the UPPER FLOOR LAUNDRY ROOM - an everyday luxury you'll quickly appreciate. The upper BONUS ROOM provides additional space for relaxing, entertaining, or family movie nights. The home features LVP flooring throughout the main and upper levels, including all bathrooms, with soft carpeting reserved only for the stairs, bedrooms, and closets. The unfinished basement offers a blank canvas, ready for your future development ideas. Located just off 194 Avenue, this home offers quick access to STONEY TRAIL and unbeatable convenience with brand-new amenities - including Tim Hortons, Wendy's, Co-op, and more - just across the road. The growing community of SILVERTON is filled with walking paths, parks, and water features, making it ideal for families, first-time buyers, and savvy investors alike. This is more than a home, it's an opportunity to be part of one of Southwest Calgary's most exciting and fast-growing communities.