



GRASSROOTS

REALTY GROUP

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**238 Silverado Plains Circle SW
Calgary, Alberta**

MLS # A2302559



\$709,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,243 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

BACKING ONTO GREEN SPACE | WEST-FACING BACKYARD | WALK TO SCHOOL | 2,243 SQ.FT. ABOVE GRADE OPEN House Sunday(Apr 19) 1:00pm -3:00pm. Welcome to this beautifully maintained family home, ideally situated on a quiet crescent in the highly desirable community of Silverado. Offering 2,243 sq.ft. of thoughtfully designed living space above grade, this bright and sunny 2-storey home backs directly onto a peaceful green space with a public elementary school just steps away—an exceptional setting for families. The main floor features a functional open-concept layout highlighted by 9-foot ceilings, rich hardwood flooring, and an abundance of natural light from oversized windows. The spacious kitchen is designed for both everyday living and entertaining, complete with granite countertops, stainless steel appliances, extended cabinetry, and a convenient walk-through pantry. The inviting living room centers around a modern gas fireplace, while the generous dining area provides seamless access to the west-facing deck—perfect for enjoying evening sunsets, BBQs, and gatherings. Upstairs, you’ll find three well-sized bedrooms, including a spacious primary retreat with a walk-in closet and a 5-piece ensuite. A bright and versatile bonus room offers additional living space for relaxing, working, or play, complemented by two additional bedrooms and a full 4-piece bathroom. Step outside to a fully landscaped and fenced backyard featuring grass, decorative stone, and mature plantings, all backing onto expansive green space for added privacy and tranquility. The west-facing deck creates the perfect outdoor living experience. Additional highlights include built-in speakers, a second-floor laundry room, excellent overall condition, and clear pride of ownership throughout. Enjoy unbeatable convenience with walking distance to

schools, parks, and pathways, along with quick access to Stoney Trail, MacLeod Trail, shopping, transit, and key amenities. This is a rare opportunity to own a move-in ready family home in a premium location. Come experience the value, comfort, and lifestyle this exceptional home has to offer.