



**GRASSROOTS**

REALTY GROUP

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

**MLS # A2302697**

**\$580,000**



<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,521 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot, Sloped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water		

**Inclusions:** Pergola in Backyard

This is the home you have been waiting for...NEW SIDING AND ROOF 2022, INSTANT HOT WATER TANK 2022, FURNACE 2024, ECO BEE THERMOSTAT 2024, FRIDGE, STOVE, WASHER & DRYER 2023, ALLURE EXTERIOR LIGHTING 2024!!...Located in the highly sought-after community of Silverado, this impeccably maintained home offers an elevated blend of elegance, comfort, and thoughtful design. From the moment you step inside, you're welcomed into a stunning main floor living space where warmth and charm take center stage. The inviting living room is anchored by a large picture window that floods the space with natural light, creating a bright yet cozy ambiance while framing serene outdoor views. The spacious dining area is perfectly suited for both intimate family dinners and lively gatherings, seamlessly connecting to a beautifully appointed kitchen. Designed with both style and function in mind, the kitchen is truly the heart of the home—featuring a large island with ample seating, sleek countertops, elegant finishes, and new stainless steel appliances. Whether you're entertaining or enjoying everyday moments, this space delivers with ease and sophistication. Throughout the home, you'll appreciate the numerous upgrades, including granite countertops, engineered hardwood flooring, and refined maple cabinetry and railings that add a timeless touch of craftsmanship. Upstairs, retreat to the generous primary suite, complete with a large picture window, a beautifully designed ensuite, and a true sense of tranquility. Two additional well-sized bedrooms and the convenience of upper-level laundry complete this thoughtfully designed upper floor. The partially developed basement extends your living space with a cozy family room—perfect for movie nights or relaxing evenings in. Step outside to your private backyard retreat,

where a charming gazebo and inviting porch create the perfect setting for morning coffees or summer evenings spent outdoors. Ideally located close to playgrounds, schools, and all the amenities Silverado has to offer, this exceptional home truly shows 10/10. Basement is plumbed for a bathroom and ready for a 4th bedroom.