



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

MLS # A2303716



\$539,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,251 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks		

Inclusions: security system (no contract) cameras "as is", fridge in basement

This family home offers tremendous value on a quiet street. The bright and open main floor offers a living room, centrally located kitchen and dining room/breakfast nook. The 2 piece bathroom and mud room with access to the double detached garage complete the main level. Upstairs, you'll find three bedrooms and two full 4-piece bathrooms serve the family comfortably and the primary suite is a true retreat with a private ensuite. Outside enjoy a relaxing wood patio and your double detached garage. Notable improvements include exterior siding and shingles in 2021. Fully fenced for privacy and security, this property is ideally located steps from transit and close to schools, green spaces, playgrounds, walking/biking trails and more. Don't miss this exceptional opportunity in a family-friendly community packed with parks, recreation, and easy access to everything you need—click on media for the video and schedule your private viewing today!