



GRASSROOTS

REALTY GROUP

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**243 Silverado Plains Close SW
Calgary, Alberta**

MLS # A2317865



\$600,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,925 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Interior Lot, Level, No Back Lane, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Come see why 243 Silverado Plains Close SW is the best priced, best value 2750+ total developed sq ft, 3 bed 2.5 two-storey family home, with double garage and dev basement in all of Silverado! No more signing up for a reno job, or worrying about endless projects and developments —this family home offers a cozy open-concept layout that is ready to welcome you and yours. The functional, oversized kitchen features a central island, oversized pantry, and present day finishes—with room for all your friends and family, perfect for entertaining. The direct lines of sight to the dining room and living room ensures you can keep conversations going with your guests and maybe an eye out for your kids! Plus, beside being spacious, your SOUTH FACING BACKYARD makes sure sun floods both floors with natural afternoon & evening light. Upstairs, the 3 spacious bedrooms and 2 full bathrooms means all your family’s needs will be fully met, you can forget about sharing a bathroom ever again. Plus the oversized, high-ceiling bonus room really shines with how generous in space it is. And downstairs, the large finished basement adds a great family area with its own bar —perfect for gathering, watching a movie, hosting Christmas family get togethers, and maybe guests staying over. Recently painted and professionally cleaned, come see why Silverado is one of south Calgary's favourite up and coming family communities. With new developments happening around the corner, your new home is minutes away from schools, parks, Stoney Trail and Macleod trail, all we are missing is you. Contact your Realtor of choice and book a showing today

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