



GRASSROOTS
REALTY GROUP

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**232, 20 Silverado Crest Park SW
Calgary, Alberta**

MLS # A2320909

\$729,900



Division:	Silverado		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,169 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 401
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

OPEN HOUSES: this Saturday June 20th & Sunday June 21st from 1:00-3:00PM Turn-key bungalow in the Villas of Silverado. Built in 2022 it offers the perfect blend of luxury, convenience, and a maintenance-free lifestyle. +2250 sq. ft. in an open-concept floor plan. Stepping inside, is a spacious entryway leading into a bright and modern finished home designed for enjoyment and entertaining. The upgraded butler station with wine fridge adds elegance and functionality. Gourmet kitchen features white shaker-style full height cabinets, modern stylish tiling, lighting, useful cabinet pull outs, elegant white quartz countertops and high-end efficient stainless steel appliances. Gas stove/oven has an air fryer option. Dining area and living room are warm and welcoming, perfect for hosting dinner parties and having many cooks in this most amazing kitchen! Expansive Primary bedroom is well positioned on the main floor. Primary walk-in closet leads to a gorgeous spa-inspired en-suite bathroom with dual sinks and heated tile flooring. Two additional bedrooms in the builder finished lower level along with a 4 piece bathroom, office, work out area, media room & further storage. Central air conditioning & gas fireplace provide ideal comfort. Convenient garage access near the kitchen makes daily chores easier and when tinkering in the garage. Vehicles protected all year long inside the double attached garage plus two additional parking spots to utilize on the driveway. Complex also has visitor parking. The south-west facing back patio is private, has a Gas BBQ line and great to relax and enjoy summer days with a favourite beverage. This home is loaded with upgrades, including energy-efficient dual-pane windows with low-E coating, luxury vinyl plank flooring on the main floor, full height tile gas fireplace and upgraded front-loading laundry set with quartz countertop and shelves for

seamless organization. Villas of Silverado has no age restrictions and offers a maintenance-free lifestyle, to lock up and leave with peace of mind. Friendly neighbours in this established community and steps away from an 80-acre environmental nature reserve. Quick access to Highway 22X, Macleod Trail and grocery stores, local shops, restaurants, and medical facilities. Spruce Meadows is nearby. Don't miss this gem, call to view today!