



GRASSROOTS
REALTY GROUP

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183 Silverado Way SW
Calgary, Alberta

MLS # A2330196



\$546,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,503 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Flag Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Kitchen Island, Laminate Counters, Pantry, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: n/a

Welcome to this beautifully updated 1,502 sq. ft. two-storey home offering 3 bedrooms and 2.5 bathrooms, ideally located in the heart of the sought-after community of Silverado. The main floor features 9-foot ceilings and a bright, functional open layout designed for comfortable everyday living. The spacious kitchen offers a central island, providing additional workspace and a convenient gathering area for family and entertaining. The dining area is conveniently located beside the kitchen, creating an efficient and inviting space for daily meals and family gatherings. A back door provides easy access to the backyard, and a convenient 2-piece bathroom completes the main level. This home has been thoughtfully updated with brand-new vinyl plank flooring in the kitchen and dining area, new carpet throughout the living room and upper level, and fresh paint throughout the entire home. All interior doors, including closet doors, have been professionally sprayed for a refreshed, modern appearance. All bathrooms feature durable vinyl plank flooring, and the home is roughed in for central vacuum. The upper level features three spacious bedrooms, each with its own walk-in closet. The primary bedroom offers a private retreat with a walk-in closet featuring a window for natural light and a 4-piece ensuite bathroom. The unfinished basement offers great future development potential, featuring a functional layout with the furnace and hot water tank tucked away in the corner, allowing the new owner to customize the space to suit their needs. The backyard features a recently installed fence, providing added privacy and a great outdoor space for family enjoyment. Located in the heart of Silverado, this home offers exceptional convenience with close proximity to shopping, schools, parks, public transit, and major roadways, including Stoney Trail. Enjoy the perfect balance of a quiet residential

neighborhood and easy access to everyday amenities.