



GRASSROOTS
REALTY GROUP

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370 Silverado Way SW
Calgary, Alberta

MLS # A2342099



\$740,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,500 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: NA

OPEN HOUSE: OCT 3&4| With 2,500 SQ FT ABOVE GRADE, a developed lower level, ROOFTOP SOLAR INSTALLED IN 2022 OWNED OUTRIGHT and RON SOUTHERN SCHOOL A TWO MINUTE WALK from the front door, this Jayman-built two storey has the two things a growing family runs out of first: room, and a school run that takes no time at all. You will also appreciate that it is has been only ONE OWNER so far. ****THE MAIN FLOOR**** An 18'8" x 14'1" great room with a gas fireplace and mantle anchors the level, open to a kitchen with a centre island, a gas cooktop and a built-in wall oven, and a dining room that walks straight out to the deck and the fenced yard. A mudroom off the double attached garage catches the boots and backpacks before they reach the kitchen, and a half bath on the main floor from the same mudroom. ****THE UPPER LEVEL**** The primary runs 19'1" x 12'7" with a walk-in closet and a 5-piece luxury ensuite that is 14'0" x 13'5", big enough to be a bedroom on its own. They just don't make them like this - two vanity on opposite ends with an additional make up counter and TWO WALK-IN CLOSETS! Two more bedrooms, a second full bath, and a 14 x 14 bonus room in the middle so the television is not on the other side of a bedroom wall. Laundry is on the upper level too for convenience. ****THE LOWER LEVEL**** Developed in 2021, with a 543 sq ft rec room, a fourth full bathroom and dedicated storage room. ****FIXES ALREADY DONE**** Roof 2021. Basement developed 2021. Dishwasher 2021. Washer and dryer 2022. Hot water tank 2026. Furnace serviced and every carpet professionally cleaned before listing. Hassle free ownership without something breaking down soon. ****THE SOLAR**** Rooftop solar is owned outright, so that is direct savings every single month. ****THE COMMUNITY**** One in four people in Silverado is under 15, against

fewer than one in five across Calgary, this makes it a great community for young couples expecting kids or growing families. Ron Southern School (K-6) is a 2 minute walk and the bus stop is across the street - 15 mins bus ride to Somerset LRT. Holy Child School is 2 minutes by car, Bishop O'Byrne 7. There are 17 City park sites and 14.5 km of paved pathway within a 15 minute walk, so bikes go out the front door and stay off the road. There are 360 City-maintained trees within a four minute walk, which is what fifteen years of a community growing in actually looks like. Shoppers Drug Mart is 3 minutes, Sobeys 4, the Somerset-Bridlewood LRT, Shawnessy YMCA, Cardel Rec South, Spruce Meadows is all 7 minutes and Stoney Trail is just 5 mins, which puts the ring road and everything on it inside a school-pickup window. With Spruce Meadows right around the corner your year will be filled with fun family activities. Book your showing today! 3 BED | 3 FULL + 1 HALF BATH | 2,500 SQ FT ABOVE GRADE | DEVELOPED LOWER LEVEL | OWNED ROOFTOP SOLAR | DOUBLE ATTACHED GARAGE | UPPER LAUNDRY | 14 X 14 BONUS ROOM | 5-PIECE ENSUITE | GAS FIREPLACE | ROOF 2021 | JAYMAN BUILT 2011 - PROPERTY WEBSITE IN LINKS!