



GRASSROOTS
REALTY GROUP

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232, 20 Silverado Crest Park SW
Calgary, Alberta

MLS # A2343670



\$719,900

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:	N/A		

Absolute showstopper in Silverado - Welcome to the lock-and-leave luxury in the Villas of Silverado. Built in 2022 this like-new construction features a +2250 sq. ft. semi-detached bungalow offering a rare combination of modern maintenance-free living, with premium architectural upgrades. Step inside the beautiful main floor with modern contemporary finishes, boasting soaring 9ft vaulted ceilings, light and bright finishes, crisp LED pot lighting, and a superb open-concept layout. The living and dining area flow effortlessly into a sun-drenched main floor living space. The gourmet kitchen is a beautiful mix of full height white shaker-style cabinets, modern stylish tiling, a spacious centre island with elegant white quartz countertops, and high-end stainless-steel appliances. An ideal butler station with matching shaker cabinetry and bar/wine fridge adds elegance and functionality perfect for hosting dinner parties. A tastefully planned main-floor laundry with front load appliances, matching quartz counter and overhead shelving are conveniently located near the primary retreat. The primary bedroom features a large his/her walk-through closet to the beautiful spa-inspired en-suite bathroom with dual sinks and heated ceramic tile floor. The fully developed builder basement is a perfect entertainment hub, an additional bonus area easily converts to a home gym, hobby space or office. Two large bedrooms (pictures with king beds) along with a beautiful modern 4-piece bath provide ample room for guests. The oversized (~23' x 20') attached garage offers roomy parking for two with abundant storage, further driveway parking for two and easy entry access to the kitchen making daily chores and groceries a breeze. The attached south-west facing deck has a gas BBQ hook up great for cooking and enjoying a beverage in the sunshine. Stay comfortable all year-round with fully

integrated central air conditioning or on cooler days the gas fireplace provides ambience and a cozy warmth. The Villas of Silverado is just steps away from an 80-acre environmental nature reserve with a 9km pathway system perfect for long walks or bike rides. Loaded with up-grades this home features energy-efficient dual-pane windows with low-E coating, engineered hardwood on the main floor and carries the remaining balance of the Alberta New Home Warranty for total peace of mind. The low monthly condominium fee covers full snow removal, professional lawn care and all exterior maintenance. With no age restrictions this pet friendly turnkey villa is perfect for down-sizers, right-sizers, empty nesters and retirees looking for that true "lock and leave" lifestyle. Don't miss this opportunity – schedule your private viewing today!