



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

139 Silverado Way SW
Calgary, Alberta

MLS # A2347523

\$514,000

Division:	Silverado		
Type:	Residential/House		
Style:	Bungalow		
Size:	864 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Stone Counters, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to a rare opportunity in Silverado! This thoughtfully designed bungalow offers everything you need to enjoy life in one of SW Calgary's established communities. Featuring 4 bedrooms, 2 bathrooms, a stylish kitchen, and an OVERSIZED DOUBLE GARAGE, this home has plenty to offer! As you enter, you're welcomed by a spacious foyer with convenient coat closet storage. The foyer opens into the living room, where a cozy gas fireplace creates an inviting space to relax and gather. Hosting family and friends is made easy with the open-concept floor plan and large kitchen island overlooking the dining and living areas. Stone countertops, a tile backsplash, and stainless-steel appliances complete the kitchen and make it ready for everyday living and entertaining. A convenient side entrance provides easy access to both the front and back of the property. At the rear of the home, you'll find the primary bedroom, a second bedroom, and a 4-piece bathroom. Downstairs, the fully finished basement offers two additional bedrooms, another 4-piece bathroom, and a dedicated laundry room with the washer and dryer INCLUDED! Last but certainly not least, the property features an OVERSIZED DOUBLE GARAGE built in 2024 — practically brand new! Explore everything the community of Silverado has to offer, including SPRUCE MEADOWS, walking paths, parks, playgrounds, ponds, shopping, and more. With an established neighbourhood and plenty of nearby amenities, this could easily be the place you call home. Contact your favourite REALTOR® today to schedule a showing!