



GRASSROOTS
REALTY GROUP

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77 Silverton Glen Landing SW
Calgary, Alberta

MLS # A2348085

\$494,900



Division:	Silverado		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,445 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions:	None
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Welcome to 77 Silverton Glen Landing SW, The Cove by Rohit Homes, a brand-new home in the growing Southwest Calgary community of Silverton. This 3-bedroom, 2.5-bathroom home offers 1,445 sq. ft. of well-planned living space across two levels. The main floor features 9' ceilings and an open layout, with a large rear window filling the living and dining areas with natural light. The kitchen is the heart of the home, with a central island with seating, a pantry, and an integrated cabinet hood fan for a clean, seamless look, along with quartz or granite countertops, a full tile backsplash, and stainless steel appliances. Durable luxury vinyl plank flooring runs throughout the main level. A mudroom with a built-in bench keeps shoes, jackets, and everyday essentials organized, and the half bath with a floating vanity is tucked away from the main living space. Upstairs, the primary bedroom is a true retreat with an oversized walk-in closet and a private ensuite with a double vanity and LED mirrors. Two additional bedrooms share a full bathroom, and the upper-floor laundry with a stacked washer and dryer makes laundry day easy. A linen closet adds extra storage, and plush carpet adds comfort to the upper level. Built for Alberta living, the home includes triple-pane Low-E windows, a high-efficiency furnace, and enhanced insulation for year-round comfort and energy savings. The single attached garage (12' x 22') plus an extra driveway parking spot means you'll never scrape frost off your windshield again. Enjoy your morning coffee on the front porch and easy access to Silverton's parks, pathways, and future amenities. Whether you're a first-time buyer, a growing family, or an investor, don't miss your chance to make 77 Silverton Glen Landing SW your new address.

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