

# \$749,800 - 171 Silverado Plains Close Sw, Calgary

MLS® #A2214496

**\$749,800**

3 Bedroom, 3.00 Bathroom, 2,157 sqft

Residential on 0.09 Acres

Silverado, Calgary, Alberta

**\*\*OPEN HOUSE SUNDAY, MAY 4th from 2-4 PM\*\*** Welcome to 171 Silverado Plains Close SW! Nestled on a quiet cul-de-sac in the established community of Silverado, this lovingly maintained and move-in-ready home offers space, comfort, and convenience for the whole family. Freshly updated with new paint, lighting, and faucets, the home exudes a contemporary feel while maintaining a warm and inviting atmosphere. The open-concept main floor features a spacious living room, a dining area, and a well-appointed kitchen with stainless steel appliances, a large breakfast bar, and a corner pantry. The front flex room provides a perfect spot for a home office, den, or music room. Step outside to the landscaped backyard, where you'll find a two-level composite deck perfect for summer BBQs and relaxing evenings. The home backs onto a quiet greenbelt and is just a short walk to Sobey's™ and Silverado Marketplace for all your essentials. The double attached garage easily fits two vehicles with extra space for storage, plus two more parking spots on the driveway. Upstairs, you'll find a spacious bonus room and a versatile hallway nook — ideal for work-from-home setups or homework stations. The laundry room is also conveniently located upstairs, featuring a washer and dryer updated in 2020. The primary suite offers plenty of space for a king-size bed and boasts a walk-in closet larger than some bedrooms! The ensuite includes a large shower, a corner soaker tub, a water closet, and dual vanities.



Two additional bedrooms on the upper floor are both generously sized. Additional features include: Upgraded Class 4 shingle roof (hail-resistant), air conditioning for summer comfort, recently inspected furnace for peace of mind in winter, an unfinished basement with a built-in desk, workshop area, and bathroom rough-in. Don't miss your chance to own this wonderful family home in one of Calgary's most desirable communities. Book your showing today – this one won't last long!

Built in 2008

### Essential Information

MLS® #	A2214496
Price	\$749,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,157
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	171 Silverado Plains Close Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0G4

### Amenities

Amenities	Park, Playground
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Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, No Neighbours Behind, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 25th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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