

185 Silverado Plains Close SW Calgary, Alberta

MLS # A2354183

\$725,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,154 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Enclosed, Front Drive, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, Level		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Gazebo (with Netting), Storm Doors (x2), Storage Wardrobes (x2), Backyard Shed, Backyard Swing Set, In-Ground Backyard Irrigation System		

OPEN HOUSE SUNDAY, OCTOBER 25, 1:00-4:00PM! WOW, RARE OPPORTUNITY! Located in the highly sought-after community of Silverado, SW Calgary, this immaculate home offers 3,024 square feet of fully developed living space across all levels. Exceptionally well-maintained and in mint condition, this property balances space, functionality, and a premium location for growing families. The main floor is beautifully designed, featuring a private den/office, a convenient laundry room with a sink and built-in cabinetry, and a cozy living room anchored by a natural gas fireplace. The heart of the home is the chef's kitchen, complete with granite countertops and top-of-the-line stainless steel appliances, which flows seamlessly into a spacious dining room brightened by oversized, south-facing windows. Upstairs, you will find a large family bonus room alongside spacious bedrooms equipped with ceiling fans, and 2 spa-inspired bathrooms. The fully finished basement, completed with all permits in 2014, adds incredible value with a large recreation room, a wet bar, an additional bedroom, a full bathroom, and ample utility storage. This turnkey home comes with upgrades including central air conditioning, Class 4 asphalt shingles, siding, and soft metals (all in 2022). A newer hot water tank was installed in 2023. The exterior is equally impressive, situated on a pie-shaped lot with a sunny, south-facing, professionally landscaped backyard that directly overlooks a greenspace with walking pathways. Outdoor living is a breeze with an expansive deck featuring a gas BBQ outlet, a gazebo, a children's swing set, a storage shed, and a full in-ground irrigation system. The double attached oversized garage is fully insulated and drywalled, including its own electrical subpanel and built-in shelving. Ideally located just steps away from a playground and a short walk to nearby

retail and commercial amenities, Silverado offers an excellent lifestyle with an abundance of schools, parks, pathways, community gardens, shopping, and transit services. This is a rare opportunity to own a move-in ready home in a prime location. Don't miss out, call now to schedule your tour!