

## 7 Silverton Glen Green SW Calgary, Alberta

**MLS # A2199001**



**\$599,900**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,290 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding	<b>Zoning:</b>	R-gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Storage		

**Inclusions:** None

Located in the vibrant new community of Silverton, this former Logel Homes showhome offers an exceptional blend of modern design and premium upgrades. The fully developed basement adds valuable living space, featuring a family room, full bath, and a third bedroom, complete with custom cabinetry shelving and a built-in bar fridge. The main level boasts a chef-inspired kitchen, thoughtfully designed with 41" upper cabinets, a spacious island extension, quartz countertops, and a stylish herringbone backsplash. A premium Samsung stainless steel appliance package includes a gas range and a "refrigerator, while the kitchen pantry offers convenient roll-out drawers for optimal storage. Upstairs, two primary suites provide private retreats, each featuring walk-in showers with frameless glass doors for a spa-like experience. Pendant lighting throughout adds warmth and elegance to the space. Enjoy year-round comfort with central air conditioning, and take advantage of the fully fenced backyard—perfect for relaxation or entertaining. Completing this impressive home is an 18' double garage, ensuring ample parking and storage. Ideally situated just minutes from shopping, dining, and major amenities, this stunning home is the perfect balance of luxury and convenience.