

# \$599,900 - 44 Silverado Plains View Sw, Calgary

MLS® #A2217155

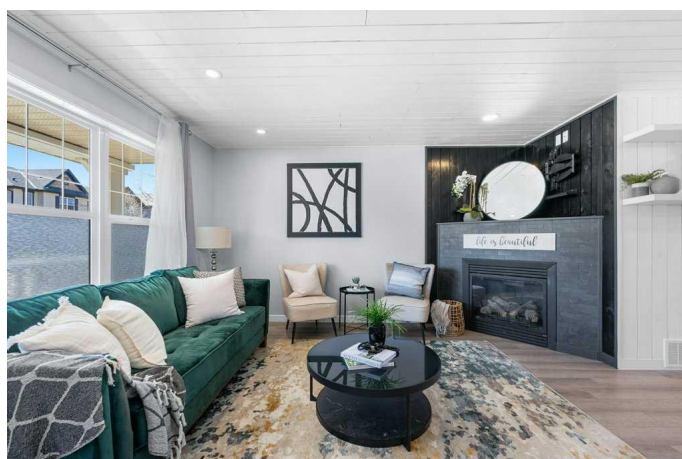
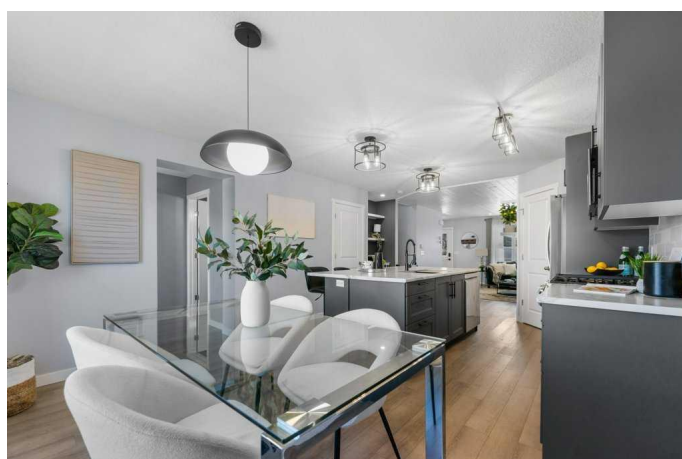
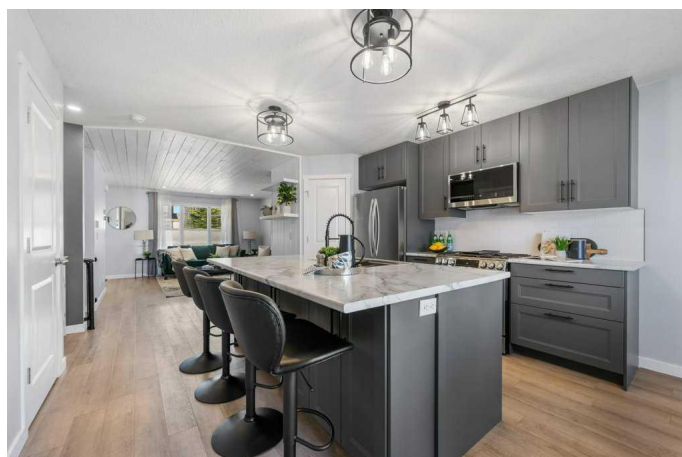
**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,537 sqft

Residential on 0.07 Acres

Silverado, Calgary, Alberta

TURN-KEY and ready to MOVE IN!! This lovely 2 story home is perfect for a growing family looking to put down roots in the south community of Silverado. This home has been beautifully updated with a modern farmhouse vibe. Completed with newly renovated finishes and a functional layout, this home offers ample storage, 3 bedrooms, 2.5 baths and so much more! Step inside to durable floors throughout the main level, featuring a spacious living room with a cozy corner gas fireplace. The kitchen is a chef's dream with large island, ample counter space, large walk in pantry and stainless steel appliances. A convenient walk in closet and a 2-piece bathroom complete this level. The upper floor features 3 spacious bedrooms. The primary suite includes a private 4-piece ensuite, while the additional 2 bedrooms share a second full 4-piece bathroom. A convenient upper-floor full laundry room adds to the functionality of this level. The unfinished basement can provide tons of future potential for growing families. Enjoy the large backyard, featuring a huge deck, low maintenance landscaping and a gravel parking pad that accommodates two vehicles. The inviting front porch adds charm and curb appeal. This home is conveniently located near walking trails, a pond, community parks, and shopping, with easy access to Stoney Trail and Macleod Trail. Don't miss your chance to own this exceptional home in Silverado! Schedule your viewing today!



Built in 2009

## Essential Information

MLS® #	A2217155
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,537
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	44 Silverado Plains View Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0H2

## Amenities

Amenities	Other
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting, Other
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	4
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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