

337 Silverado Plains Circle SW  
Calgary, Alberta

MLS # A2257786



**\$569,900**

|                  |                                                               |               |                   |
|------------------|---------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Silverado                                                     |               |                   |
| <b>Type:</b>     | Residential/House                                             |               |                   |
| <b>Style:</b>    | 2 Storey                                                      |               |                   |
| <b>Size:</b>     | 1,572 sq.ft.                                                  | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 3                                                             | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                                        |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                                     |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |               |                   |

|                    |                                                                        |                   |     |
|--------------------|------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                             | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt                                                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                                                       | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                               | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                        | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows |                   |     |

**Inclusions:** 2 tv wall mounts, bar Stools, Garage opener c/w 1 control, Plastic shelving in basement, Shelving in garage

This beautifully maintained 2-storey home offers 1,572 sq. ft. of thoughtfully designed living space with a double detached garage and a private backyard. The inviting main floor features an open-concept design perfect for everyday living and entertaining. The living room is filled with natural light from large windows and is anchored by a cozy gas fireplace with a stylish mantle. The kitchen is a chef's delight with rich cabinetry, stainless steel appliances, a central island with seating, and a chic tile backsplash. The adjoining dining area overlooks the backyard and deck—ideal for summer barbecues or family dinners. A convenient 2-piece bathroom completes the main floor. Upstairs, you'll find three spacious bedrooms, including a primary retreat with a walk-in closet and private ensuite featuring a walk-in shower and modern finishes. Two additional bedrooms share another full bathroom, making it ideal for family or guests. The upper level also boasts a laundry room, adding everyday convenience. Step outside to enjoy a large rear deck perfect for lounging or entertaining, plus a fully fenced backyard with direct access to the double detached garage. The unfinished basement is a blank canvas, ready for your future development ideas. Nestled in Calgary's vibrant southwest, Silverado offers the best of suburban living with easy access to amenities. Residents enjoy nearby schools, playgrounds, and pathways, along with quick access to shopping, dining, and services at Silverado Marketplace and Shawnessy Centre. For outdoor enthusiasts, Spruce Meadows, Fish Creek Park, and extensive walking trails are just minutes away. With convenient access to Macleod Trail and Stoney Trail, commuting downtown or escaping to the mountains is a breeze. Stylish, functional, and located in a welcoming community this Silverado home has it all!