

**42 Silverado Plains Manor SW
Calgary, Alberta**

MLS # A2179494



\$584,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,468 sq.ft.	Age:	2010 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		
Inclusions:	None		

Nestled into the vibrant community of Silverado, this 3 bedroom, 2.5 bathroom home is perfect for families! Ideally located just steps from a playground, it offers a blend of comfort, style and convenience. The open-concept main floor is bright and welcoming, with a spacious living area, dining space and a modern kitchen that is perfect for entertaining. Enjoy year-round comfort with central air conditioning, ensuring a cool escape during Calgary's warm summers. Upstairs the primary suite features a large walk-in closet and private ensuite, while the two guest bedrooms each have their own walk-in closets, ensuring plenty of storage for everyone. The private backyard offers a generous deck perfect for summer BBQs or relaxing evenings outdoors. The double detached garage provides ample space for storage and ensures your vehicles stay snow-free during the winter months! With parks, schools, shopping and transit nearby, this home offers everything you need for a convenient and family-friendly lifestyle! Don't miss you chance to see this fantastic property!!