

**435 Silverado Plains Circle SW
Calgary, Alberta**

MLS # A2185530



\$564,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,170 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Kitchen Island, Open Floorplan, Storage		

Inclusions: storage shed, wardrobe in 4th bedroom

Picture yourself in this marvelous Excel Homes two storey in the popular family community of Silverado & you'll know you are home! Available for quick possession, with a total of 4 bedrooms & 1.5 bathrooms, upgraded vinyl plank floors, detached 2 car garage & located on this quiet street within minutes to neighbourhood schools, shopping & Spruce Meadows. Fantastic open concept main floor featuring South-facing living room with fireplace, great-sized dining room & terrific kitchen with island, plenty of cabinet space & black/stainless steel appliances. Upstairs there are 3 sunny bedrooms & full bathroom; all the bedrooms have excellent closet space & the primary bedroom has a walk-in closet. The lower level - with roughed-in plumbing for another bathroom, is finished with a 4th bedroom, laundry with Frigidaire washer & dryer, plus extra space for storage. The backyard is fully fenced & landscaped, complete with a 2-level deck with pergola & your oversized 2 car garage. Additional features include central vacuum system, new roof in 2023 & new siding in 2023. A truly wonderful home simply perfect for the young & growing family, with all the conveniences & amenities at your fingertips...parks & transit, shopping, LRT, schools & so much more!