

**129 Silverado Plains Close SW
Calgary, Alberta**

MLS # A2207683



\$619,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,376 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Shelf above TV in living room, Fridge in garage, Shed, Lights on Wall Above Master Bed, Shelf By Back Door, Shelf By Front Door.

VIRTUAL OPEN IG LIVE SATURDAY APRIL 5TH 1:45PM-2PMIN-PERSON OPEN HOUSE SATURDAY APRIL 5TH 2PM-4PM***
 Welcome to this beautifully updated 2-storey detached home in the heart of Silverado FOR UNDER \$620K! Offering over 1,900 SQ FT OF DEVELOPED SPACE, this home sits on a LARGE PIE-SHAPED LOT in a quiet cul-de-sac, just steps from a playground—perfect for families. With around \$140K IN RENOVATIONS AND IMPROVEMENTS, this home is truly move-in ready! The stylish kitchen features stainless steel appliances, quartz countertops, and ample pot lighting. The main level boasts durable luxury vinyl plank flooring—no carpet here! Large windows flood the space with natural light, and the hot water tank and windows were updated in 2022 for peace of mind. Upstairs, the primary bedroom offers a spacious walk-in closet and a private 4-piece ensuite, while the two additional bedrooms are generously sized. The professionally finished basement adds extra living space, complete with a cozy electric fireplace and a full bathroom. Step outside to your expansive backyard, featuring a large patio and a handy storage shed, plus an oversized double detached garage with 50 Amp service. Enjoy summer comfort with central A/C! There is also a hot water line outside the house(perfect for filling kiddie pools)! Located just minutes from Ron Southern K-6 School, as well as Holy Child School (K-9) and the upcoming Francophone K-12 School, this home is ideal for growing families. Walk to Silverado Marketplace for convenient shopping, dining, and fitness, including Sobeys, Anytime Fitness, Kildares Irish Pub, and more. Plus, with easy access to Stoney Trail, MacLeod Trail, and the Somerset C-Train station just 5 minutes away, commuting is a breeze! Don’t miss this incredible

opportunity—schedule your private showing today!