



# 305 Silverado Common Calgary Alberta

\$439,999

This charming 2-bed, 2-bath townhome with a versatile den offers a delightful location close to green space and features an extended driveway and a single-car garage, both capable of accommodating a full-sized truck. The main floor includes a flexible den/office space and a convenient half bath, enhanced by ample natural light from a large window and back door access to the deck with natural gas for your BBQ. Ascending the stairs, you'll discover a spacious dining area leading into a well-appointed kitchen, complete with a sizable island topped with granite counters, stainless steel appliances, a new backsplash, and a handy pantry. Step through the patio doors onto the sunny southeast-facing deck, perfect for enjoying outdoor BBQs while soaking in the scenic views. This inviting second floor boasts newer laminate flooring and 9-foot ceilings. The third level hosts two generously sized bedrooms, one full bathroom, and a laundry room. The 4-piece bathroom features a bathtub and a very large vanity with granite. Recent upgrades include a 2023 installation of a new washer/dryer and dishwasher, new Hardie board siding, and a new roof. Additional enhancements include freshly applied paint throughout and new window blinds. Embrace the convenience of direct access to the picturesque green space via a nearby walking path, as well as nearby amenities such as Sobeys, Shoppers, DQ, a Medical Clinic, a GYM, BMO Bank, and TD Bank. With easy access to Stoney Trail, and proximity to transportation hubs, and schools, this move-in-ready home offers a blend of style and comfort for your enjoyment. The complex is well-maintained, pet-friendly, and features low condo fees, along with plenty of visitor parking. (id:6769)

Den 8.92 Ft x 9.08 Ft  
 2pc Bathroom 4.75 Ft x 5.58 Ft  
 Living room 13.42 Ft x 13.83 Ft  
 Dining room 9.67 Ft x 9.17 Ft

Kitchen 13.42 Ft x 13.00 Ft  
 Primary Bedroom 13.25 Ft x 12.67 Ft  
 4pc Bathroom 6.58 Ft x 8.92 Ft  
 Bedroom 9.83 Ft x 13.42 Ft

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

<http://listingsyyc.ca>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca