



# 22 Silverado Plains Common Calgary Alberta

\$709,000

Welcome to the highly sought-after Silverado community with easy access to the beautiful rolling hills, the world-renowned Spruce Meadows equestrian facility, and the charming Fish Creek Provincial Park. Sitting in your tranquil private backyard with a spacious deck and a professionally designed fire pit, you will also enjoy the exclusive view of the vast green space of Ron Southern School (Calgary Board of Education). This bright spacious home offers over 2207 sqft above-level living space with its 9' ceilings, a gas fireplace, maple banisters, and exquisite light fixtures throughout. The kitchen is designed with a center island with granite countertops and floor-to-ceiling cabinetry. Laundry is located conveniently on the main floor with the attached double garage, a mudroom, a 2-piece bath, and a well-positioned office/flex room. Walking to the second floor, you will find the spacious bonus room with vaulted ceilings, 2 large bedrooms, a welcoming master suite featuring a walk-in closet, 5-piece ensuite with a jacuzzi. The unspoiled basement is ready for your unique design and finishing touches. Book a viewing today to see how to customize your own home in the beautiful Silverado community! (id:6769)

5pc Bathroom 11.58 Ft x 10.08 Ft  
Primary Bedroom 13.00 Ft x 14.17 Ft  
Other 11.67 Ft x 5.75 Ft  
Bedroom 9.50 Ft x 11.67 Ft  
Bedroom 9.67 Ft x 11.67 Ft  
4pc Bathroom 8.67 Ft x 5.58 Ft  
Bonus Room 16.00 Ft x 14.00 Ft  
Other 38.75 Ft x 23.67 Ft

Other 8.42 Ft x 12.17 Ft  
Den 9.25 Ft x 8.67 Ft  
2pc Bathroom 4.58 Ft x 5.67 Ft  
Laundry room 6.08 Ft x 13.42 Ft  
Pantry 7.58 Ft x 4.92 Ft  
Living room 14.00 Ft x 13.00 Ft  
Dining room 9.25 Ft x 11.92 Ft  
Other 12.08 Ft x 11.92 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX First



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca