



367 Silverado Drive Calgary Alberta

\$589,900

Welcome to this 1,579 sq ft gem in the heart of Silverado, offering a perfect blend of comfort, style, and unbeatable location! Just a 2-minute walk to Silverado Marketplace and steps from parks, schools, and transit, this home delivers exceptional value and lifestyle convenience. The open-concept main floor features maple hardwood flooring, QUARTZ countertops, and a functional kitchen with NEWER stainless steel appliances, corner pantry, tile backsplash, and a large island. The great room with gas fireplace flows seamlessly from the kitchen and dining areas, perfect for entertaining. You'll also find a main floor office, a formal dining room, and a welcoming front foyer open to above, adding an airy, spacious feel. Upstairs, the primary bedroom includes a walk-in closet and 4 pc ensuite with a corner soaker tub and separate shower. Two additional spacious bedrooms and another full bath complete the upper level. The unfinished basement with roughed-in plumbing offers future development potential. Enjoy west/east exposure, bathing the home in sunlight all day. Outside, the fully fenced yard features a custom 3-level playhouse with slides and swings (Included in the Sale!), a storage shed, and space to relax or garden. Recent upgrades include roof, siding, fascia, gutters, and front exterior paint (2022), replaced front windows, and NEWER hot water tank, stove, and fridge. Pot lights throughout (except bedrooms) and Wi-Fi-enabled light switches enhance modern living. The Traditional Lot Line means you have more room in the front and back yard. Nestled in a family-friendly community filled with young children, and walking distance within 15 minutes to THREE schools - Ron Southern School, Holy Child K-9, and the new Francosud K-12 French school (opening Sept 2025). Quick access to Somerset/Bridlewood LRT, Macleod & Stoney Trail, Spruce Meadows, Fish Creek Park, the YMC...

Foyer 12.25 Ft x 12.25 Ft
 Living room 10.75 Ft x 15.08 Ft
 Kitchen 10.17 Ft x 15.25 Ft
 Dining room 10.17 Ft x 10.08 Ft
 Office 8.08 Ft x 11.67 Ft
 2pc Bathroom 4.58 Ft x 4.67 Ft

Primary Bedroom 11.33 Ft x 12.42 Ft
 4pc Bathroom 10.33 Ft x 8.42 Ft
 Bedroom 9.08 Ft x 13.58 Ft
 Bedroom 10.92 Ft x 9.50 Ft
 4pc Bathroom 11.00 Ft x 4.92 Ft

Listing Presented By:



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