



460 Silverado Plains Circle Calgary Alberta

\$649,900

**OPEN HOUSE SATURDAY JANUARY 24TH 2PM-4PM. Welcome to this beautifully maintained two-storey detached home offering OVER 2,300 SQUARE FEET OF DEVELOPED SPACE, tucked away on a quiet street and PRICED BELOW \$650,000. Proudly owned by the original owners, this 4-BEDROOM, 4-BATHROOM home with DOUBLE ATTACHED GARAGE & PROFESSIONALLY DEVELOPED BASEMENT shows true pride of ownership throughout. The main level features durable laminate flooring(2024), a cozy fireplace, and a bright, open layout ideal for everyday living and entertaining. The stylish kitchen is equipped with quartz countertops (2024), stainless steel appliances, and ample cabinetry, flowing seamlessly into the dining and living areas. Central air conditioning keeps the home comfortable year-round. Upstairs, you'll find a spacious BONUS ROOM, convenient upper-floor laundry, and generously sized bedrooms, including a well-appointed primary retreat. The professionally developed basement adds valuable living space with laminate flooring throughout--perfect for a rec room, home office, or guest space. Step outside to enjoy the beautiful TIERED DECK with modern metal spindles, creating an ideal backyard setting for summer evenings and gatherings. Numerous recent upgrades: new carpet on the upper level, new furnace, painted garage door frame, updated trim, roof inspection: all completed in 2025, and major exterior updates including roof shingles and vinyl siding replaced in 2022. Only a short walk from Ron Southern K-6 School, this home is perfect for growing families. There are two other schools as well within in the Community: Holy Child (K-9) and the brand-new Complete Scolaire Franchophone (K-12). It's only a few minutes drive from Silverado Marketplace featuring Sobeys, Anytime Fitness(24 hrs/day), Kildares Irish Pub, Poached YYC, Holy Grill and Shoppers Drug Mart. It also provides easy access to Stoney Tra...

Family room 9.58 Ft x 28.50 Ft

Bedroom 9.83 Ft x 8.17 Ft

3pc Bathroom 9.83 Ft x 4.67 Ft

Furnace 12.25 Ft x 16.25 Ft

Kitchen 8.67 Ft x 12.33 Ft

2pc Bathroom 3.58 Ft x 9.17 Ft

Other 5.50 Ft x 6.83 Ft

Bonus Room 16.00 Ft x 14.17 Ft

Primary Bedroom 11.83 Ft x 12.00 Ft

Bedroom 10.00 Ft x 10.17 Ft

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Listing Presented By:



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Dining room 8.67 Ft x 10.33 Ft

Pantry 3.67 Ft x 3.67 Ft

Living room 12.33 Ft x 17.67 Ft

Foyer 7.42 Ft x 7.75 Ft

Other 4.50 Ft x 6.58 Ft

Bedroom 10.00 Ft x 10.00 Ft

4pc Bathroom 5.50 Ft x 8.83 Ft

4pc Bathroom 8.75 Ft x 8.25 Ft

Laundry room 5.50 Ft x 7.75 Ft