

\$588,880 - 379 Silverado Drive Sw, Calgary

MLS® #A2149579

\$588,880

3 Bedroom, 3.00 Bathroom, 1,383 sqft

Residential on 0.08 Acres

Silverado, Calgary, Alberta

OPEN HOUSE SATURDAY JULY 27th FROM 2 - 4 p.m. This move-in ready home is the perfect retreat for any busy family down the street from the expansive pathway system and just a 5 minute walk to the numerous shops, restaurants and services at the Silverado Market Place, perfectly balancing both urban convenience and outdoor adventure. Both Ron Southern and Holy Child Schools are also within walking distance. 10 km of scenic walking trails weave throughout this enchanting community making it an idyllic backdrop for family bike rides and dog walks. The charming front porch welcomes guests and entices peaceful morning coffees. Inside this bright and open floor plan is flooded with natural light thanks to having both west and east exposure framed through multiple windows. Relaxation is invited in the living room in front of the gas fireplace with clear sightlines providing outstanding connectivity. Culinary pursuits are inspired in the timeless kitchen featuring hardwood floors, stainless steel appliances, rich cabinetry, white subway tile and a raised breakfast bar on the centre island. An oversized picture window showcases backyard views in the dining room creating a casually elegant gathering space. A handy built-in tech desk is perfect for homework or catching up on emails. The upper level also incorporates clever built-ins for extra storage. A true owner's sanctuary, the primary bedroom is generously sized with a large walk-in closet and a private



4-piece ensuite. Both additional bedrooms are spacious with easy access to the second 4-piece bathroom. Beautifully landscaped, the backyard is an oasis for enjoying summer barbeques and lazy weekends on the expansive patio. Lots of grassy areas for kids and pets too! An oversized double detached garage keeps vehicles safely out of the elements. This wonderful home has it all including an unsurpassable location mere minutes to Spruce Meadows, Sirocco Golf Club, Fish Creek Park, Sikome Lake and the extensive amenities in neighbouring Shawnessy, Walden and Legacy.

Built in 2008

Essential Information

MLS® #	A2149579
Price	\$588,880
Sold Price	\$580,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,383
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	379 Silverado Drive Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0G2

Amenities

Amenities	Community Gardens, Picnic Area, Playground
Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2024
Date Sold	August 9th, 2024
Days on Market	23
Zoning	R-1N
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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