

## 780-897-4003

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## 204, 20 Silverado Crest Park SW Calgary, Alberta

MLS # A2249966



\$639,900

| Division: | Silverado                                                             |        |                  |  |  |
|-----------|-----------------------------------------------------------------------|--------|------------------|--|--|
| Type:     | Residential/Duplex                                                    |        |                  |  |  |
| Style:    | Attached-Side by Side, Bungalow                                       |        |                  |  |  |
| Size:     | 1,240 sq.ft.                                                          | Age:   | 2022 (3 yrs old) |  |  |
| Beds:     | 3                                                                     | Baths: | 2 full / 1 half  |  |  |
| Garage:   | Concrete Driveway, Double Garage Attached, Front Drive, Garage Doo    |        |                  |  |  |
| Lot Size: | 0.10 Acre                                                             |        |                  |  |  |
| Lot Feat: | Front Yard, Interior Lot, Landscaped, Lawn, Level, Open Lot, Rectangu |        |                  |  |  |
|           |                                                                       |        |                  |  |  |

| Heating:    | In Floor, Forced Air, Natural Gas                                                                                          | Water:     | -      |  |
|-------------|----------------------------------------------------------------------------------------------------------------------------|------------|--------|--|
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                                                                          | Sewer:     | -      |  |
| Roof:       | Asphalt Shingle                                                                                                            | Condo Fee: | \$ 382 |  |
| Basement:   | Full                                                                                                                       | LLD:       | -      |  |
| Exterior:   | Mixed, Vinyl Siding, Wood Frame                                                                                            | Zoning:    | R-G    |  |
| Foundation: | Poured Concrete                                                                                                            | Utilities: | -      |  |
| Features:   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |            |        |  |

Inclusions: fridge, gas stove, hood fan, built in dishwasher, built in microwave oven, beverage cooler, washer, dryer, all window coverings, TV bracket in living room ( if the buyers want it ), garage door opener with 2 remotes, alarm equipment ( no contract )

PRICE REDUCED - MOTIVATED SELLERS! Experience elegant, low-maintenance living in this beautifully designed and very gently lived-in villa-style home in highly sought-after Silverado! Offering over 2,400 sg. ft. of thoughtfully developed space, this 3-bedroom, 2.5-bath residence blends modern luxury with practical comfort—ready for you to call HOME! Just steps from an 80-acre nature reserve with scenic paved pathways, you' Il enjoy tranquil views and access to nature, while still being only minutes from top-rated schools, shopping, dining, and essential amenities. Plus, you're adjacent to the world-renowned Spruce Meadows and benefit from excellent access to major roadways. Inside, a bright, open-concept main floor creates a warm and welcoming atmosphere. The gourmet kitchen is a chef's dream—featuring a gas range, oversized island, under-cabinet lighting, butler's station with bar fridge, pull-out pot drawers, and a built-in recycling center. A cozy gas fireplace anchors the living room, while the luxurious primary suite offers a relaxing escape— complete with a spa-inspired ensuite with heated floors. The fully finished basement expands your lifestyle options— perfectly suited for a home office, gym, media zone, or comfortable guest accommodations. Throughout the home, upgraded lighting, smart storage, and refined finishes elevate everyday living. Whether you're seeking peaceful retreat living or a home designed for entertaining, this stunning Silverado villa delivers the best of both worlds. Don't miss this rare opportunity—book your private showing today!