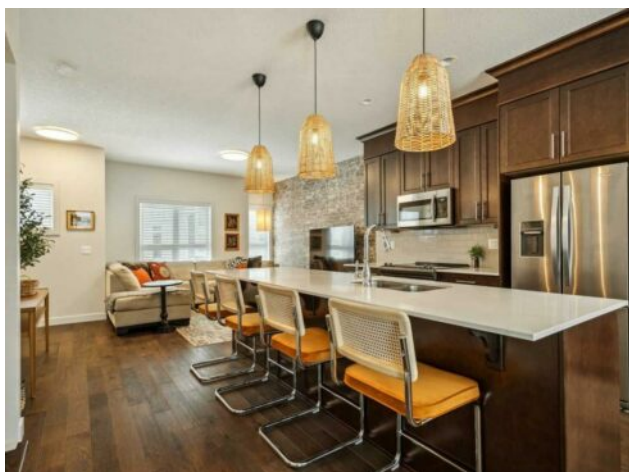


289 Silverado Plains Park SW
Calgary, Alberta

MLS # A2209260



\$500,000

Division:	Silverado		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,708 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Interior Lot, Landscaped, Low Ma		

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: None

Exterior: Brick, Composite Siding

Foundation: Poured Concrete

Features: Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 449

LLD: -

Zoning: DC

Utilities: -

Inclusions: N/A

Welcome to upscale living in the highly desirable Silverado community! This stunning townhome offers a sophisticated lifestyle within the well-regarded "Hunter House" complex, where pride of ownership is evident throughout. Step inside this spacious 1707 sq ft, 3-bedroom, 3-bathroom residence and discover a layout designed for modern living. The entry level presents a versatile flex room – ideal as a third bedroom with a cleverly integrated Murphy bed, a bright home office, or a private workout space. A convenient 2-piece bathroom and direct access to the large ATTACHED DOUBLE GARAGE are also found on this level. On to the main floor, a sun-drenched open-concept space featuring beautiful engineered hardwood floors. The gourmet kitchen is a true centerpiece, boasting sleek quartz countertops, stainless steel appliances, extended height cabinetry, and a massive 11-foot center island with ample seating for 5. A super-sized walk-in pantry provides exceptional storage. The adjacent dining area and living room are bathed in natural light, enhanced by amazing designer wallpaper that adds a touch of unique style. Enjoy effortless outdoor entertaining on the south-facing, partially covered balcony with a natural gas hookup, offering sunny exposure and shelter from the winds. The upper level is dedicated to tranquil bedroom suites. Discover TWO generously sized PRIMARY BEDROOMS, each a true sanctuary with its own private ensuite bathroom and a substantial walk-in closet. The main primary bedroom also features a private balcony, perfect for enjoying a breath of fresh air. With 9-foot ceilings throughout, the entire home feels open and airy. "Hunter House" is a pet-friendly community (with a maximum of 2 dogs, 2 cats, or one of each, and no size restrictions!), featuring a beautifully maintained central green space with charming bridges, mature trees,

and lush plantings – a true oasis of quiet and calm. Enjoy unparalleled convenience with extra parking for two vehicles on the driveway, plus visitor parking nearby. Located in a quiet pocket of Silverado, this townhome offers easy access to the ring road (Stoney Trail), making commutes a breeze. You'll also find yourself moments away from the world-renowned Spruce Meadows, numerous walking trails in the nearby reserve, and close to schools and shopping. Built with a high-end exterior of brick and hardi board, this townhome offers a quality of construction rarely found today. Don't miss this exceptional opportunity!