

# \$535,000 - 289 Silverado Plains Park Sw, Calgary

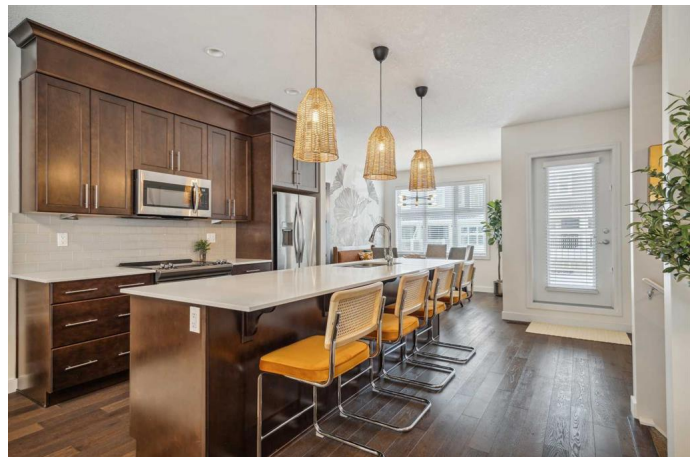
MLS® #A2209260

**\$535,000**

3 Bedroom, 3.00 Bathroom, 1,708 sqft  
Residential on 0.00 Acres

Silverado, Calgary, Alberta

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 â€” 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 â€” 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!

Built in 2014

### **Essential Information**

MLS® #	A2209260
Price	\$535,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,708
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	289 Silverado Plains Park Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 1Y8

## Amenities

Amenities	Parking, Trash, Snow Removal
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Insulated
# of Garages	2

## Interior

Interior Features	Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Central
Cooling	None
# of Stories	3
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance
Lot Description	Interior Lot, Landscaped, Low Maintenance Landscape, Backs on to Park/Green Space, Few Trees
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 8th, 2025
Days on Market	10
Zoning	DC
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

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