

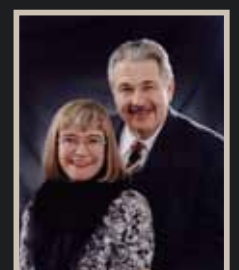
185 Silverado Plains Close S.W.



Great home – Great location!! Upgraded through-out, this open plan two storey home sits on a large pie lot with sunny south yard backing to a walk-way that leads to a playground.



*Ellyn Mendham &
Tom Westcott*
realtors®



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Step through the front door into a gracious entry with tiled floor. Double doors open to a convenient main floor den. Note the gleaming hardwood in the great room and the sunny dining area that opens to a big deck perfect for summer entertaining.



You'll love the kitchen which offers loads of cupboard and counter space, granite counters, a breakfast bar, and upscale stainless appliances.



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Upstairs you'll find a great Bonus Room, Loft area perfect for a computer desk, a huge Master with 5 Piece Ensuite and walk-in Closet plus 2 kids' bedrooms and a full bath.



The back yard opens to a wonderful walkway that leads to a great children's playground.



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|--------------------|--|-----------|-------------------|------------------------|-----------------------------|
| <i>Address</i> | <i>185 Silverado Plains Close SW,</i> | | | <i>Price</i> | \$ 459,900 |
| <i>District</i> | <i>Silverado 165</i> | | | <i>Mortgage</i> | <i>T.A.C.T.</i> |
| <i>Salesperson</i> | <i>Ellyn Mendham & Tom Westcott</i> | | | | |
| <i>Phone</i> | <i>403 259 4141</i> | | | | |
| Lot | Pie Shaped | Ext Fin | Vinyl/Stone | <i>RPR / Year</i> | <i>Call Lister</i> |
| Landscap | Yes | Heating | 1F-A | <i>Compliance / Yr</i> | |
| Fenced | Yes - Back | Flooring | Carpet, Hardwood, | <i>Zoning</i> | <i>R-1N</i> |
| Style | Two Storey | Home Size | 2181 sf (202.6m2) | <i>Taxes 2010</i> | <i>\$2,602</i> |
| Age | 2007 | Fireplace | 1 - Gas | <i>L. I. Levy</i> | <i>None Noted</i> |
| Living Rm | 14'1" x 13' | Bonus Rm | 19'11" x 12'6" | <i>Rooms</i> | <i>8 / 3</i> |
| Dining Rm | 12'0" x 8'5" | Den | 11'0" x 10'0" | <i>Possession</i> | <i>60 Days - Negotiable</i> |
| Kitchen | 11'11" x 11'4" | Laundry | Main Floor | | |

Bathrooms 2 1/2 - Main 4 pce, Ensuite - 5 pce, Powder - 2 pce

Bedrooms 3 - Master (14'3"x12'7"), 2nd Bedroom (11'11"x10'0"), 3rd Bedroom (11'11"x 9'0")

Basement Full Basement Unfinished

Garage Double Attached

Included Electric Stove, Refrigerator, Built-in Dishwasher, Alarm System Hardware, Roughed-in Vacuum System, All Window Coverings, Garage Door Opener & 2 Controls

Remarks GREAT HOME - GREAT LOCATION. This FULLY UPGRADED two storey sits on a LARGE PIE LOT BACKING SOUTH TO A WALKING PATH that leads to a children's playground. The OPEN FLOOR PLAN is perfectly laid out. There's a spacious tiled foyer, MAIN FLOOR DEN, convenient powder room and laundry at the front. The great room with GLEAMING HARDWOOD FLOORS and gas FIREPLACE opens to a gourmet kitchen with loads of cupboards and GRANITE COUNTERS. Centre island has a BREAKFAST BAR for quick meals, while the dining area is perfect for relaxed dinners and opens to a low maintenance DECK. Upstairs you'll find a LOFT area that's perfect for a computer or as a spot for the kids to do homework. The BONUS ROOM is an ideal place for the T.V. The spacious MASTER SUITE offers a 5 PIECE ENSUITE and walk-in closet. Two additional bedrooms and another full bath complete the picture.

Owner P. Piasecki & I. Appointments Lister Leni CBS

Listed by: **RE/MAX Realty Professionals**

Deposits to Listing Company - Listing company to do Conveyancing

The information given here, although believed to be accurate, is not warranted to be so; although this information is believed to be reliable at time of printing, changes can be made without prior notice. Please check with the Listing Realtor. Information concerning these premises is provided as a guideline only. Independent advice concerning details of importance to the Purchasers should be sought.



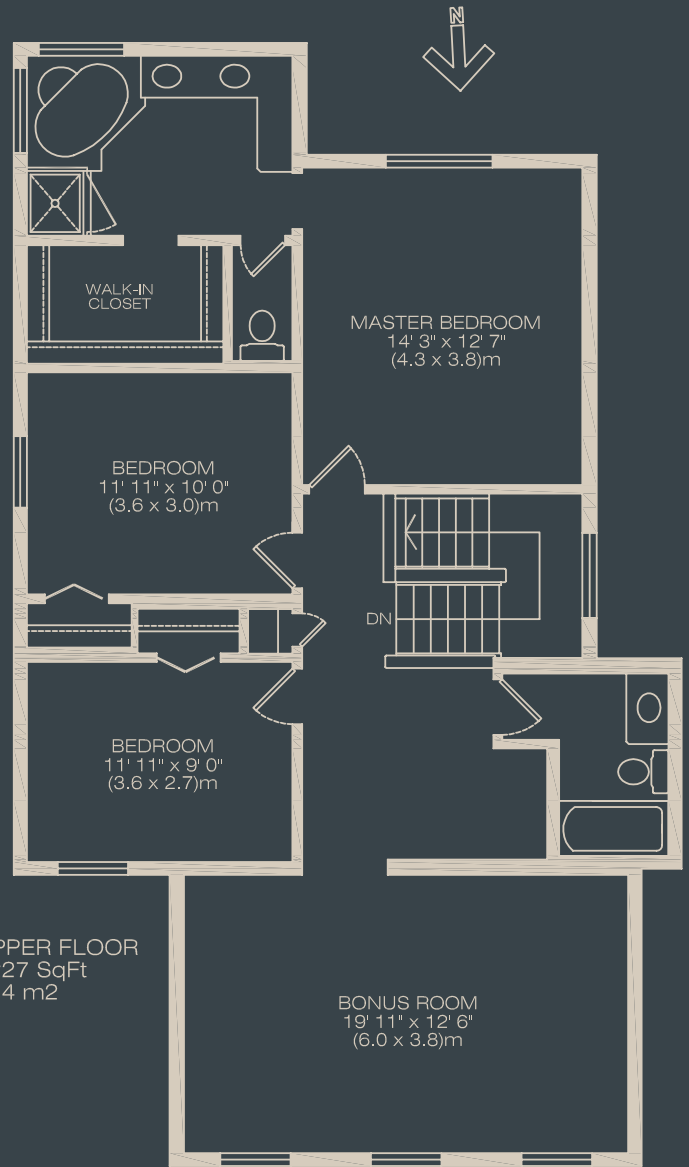
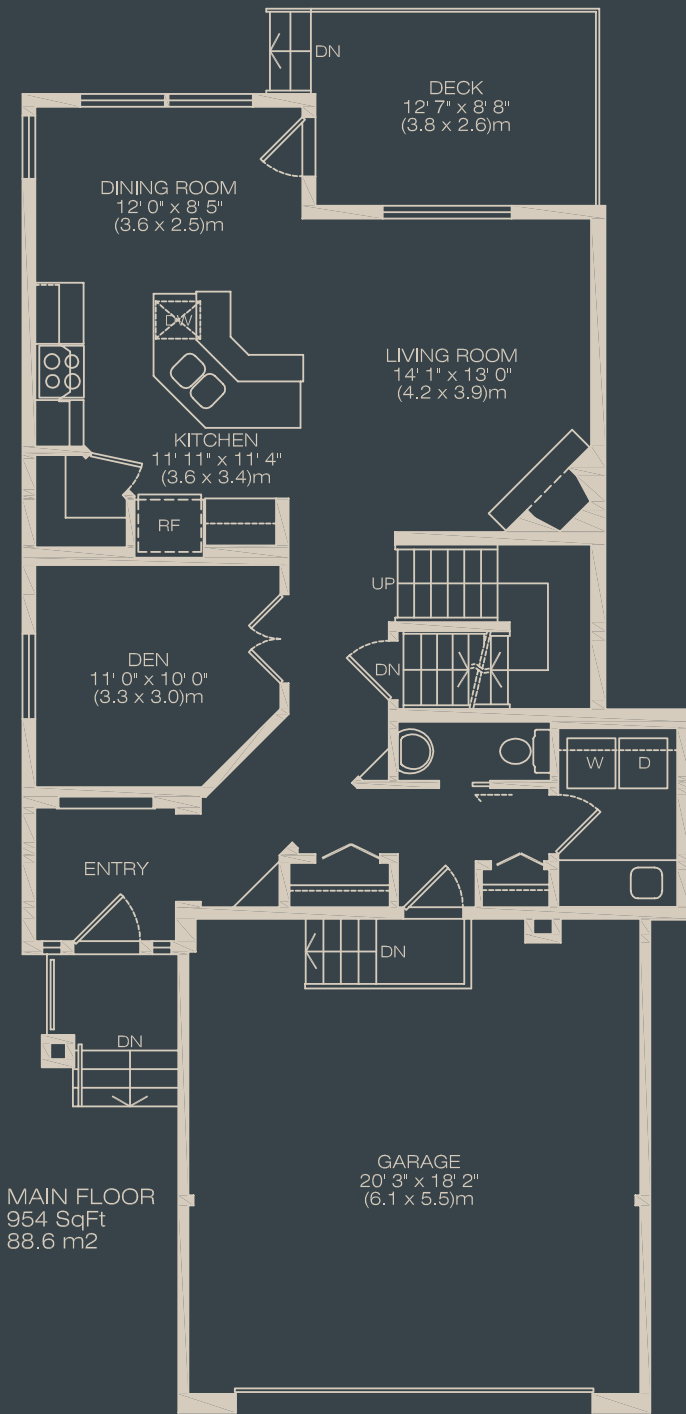
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PREPARED FOR
ELLYN MENDHAM &
TOM WESTCOTT
(RE/MAX PROFESSIONALS)

TOTAL FLOOR AREA
(M/F + U/F)
2181 SqFt
202.6 m2

185 Silverado Plains Close
S.W. Calgary

MR. MEASURE FLOOR PLANS LTD. JCM9476
403-803-2231 04/01/11

DIMENSIONS ARE ASSUMED TO BE ACCURATE TO THE NEAREST TENTH OF A FOOT.

ALTHOUGH BELIEVED TO BE ACCURATE, MR. MEASURE IS NOT WARRANTED TO BE SO, AND SHOULD NOT BE USED FOR LEGAL PURPOSES. -PLANS NOT TO SCALE-

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