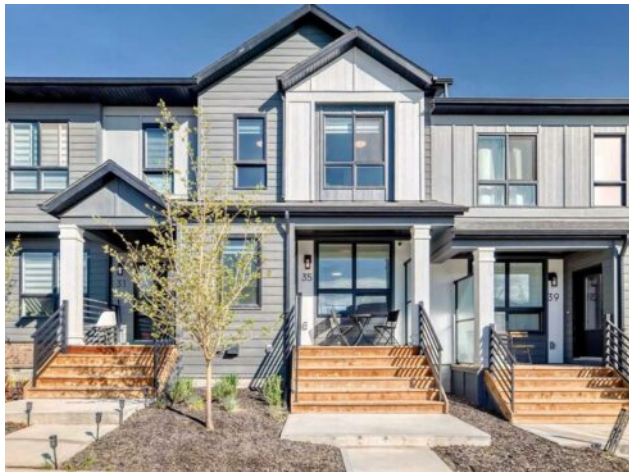


35 Silverton Glen Green SW  
Calgary, Alberta

MLS # A2220169



**\$579,900**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,458 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

<b>Inclusions:</b>	NA
--------------------	----

OPEN HOUSE 2-4 pm, SUNDAY MAY 25. These beautiful townhomes have NO CONDO FEES! Better than new, this 2 storey home feature 3 bedrooms up, plus a fully enclosed private rear yard and single detached garage! The front entry boasts a covered front verandah. Once inside, the foyer is bright and spacious. To the right is a comfortable living room connected to the central dining area, and, at the rear is a chef's grade kitchen boasting stainless steel appliances with a built-in wall oven and microwave. Enjoy the convenient mudroom access to the rear yard. Upstairs, there are 3 bedrooms, the master boasting a full ensuite bath and walk-in closet. The lower level is unfinished with 3 pce rough-in plumbing and large windows. For added convenience, central air conditioning has been installed! Silverton is a new community with quick access to MacLeod and Stoney Trails, and just minutes from the Gates of Walden Shopping Mall featuring Save on Foods, Shoppers Drug Mart, Tim Hortons and so much more! This beautiful home is priced to sell-don't miss out!