



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**203 Silverado Plains Park SW  
 Calgary, Alberta**

**MLS # A2257024**

**\$509,500**



<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,836 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Many Trees, Paved, Private, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 457
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to your new home at "Hunter House"! Step into luxury living in this stunning 3-bedroom, 3-storey END UNIT townhouse where convenience meets elegance. Featuring Air Conditioning, Phantom Balcony Screen Door, Hunter Douglas Blinds throughout with Newly Upgraded blackout blinds in the bedroom. Upon entering, you're immediately greeted by a spacious bedroom that offers versatility for a home office, or a workout space. Additionally, you'll find a convenient 2-piece bathroom and access to the attached heated and insulated double garage on this level, making daily life a breeze. Ascend to the second level and discover the heart of the home &ndash; an open-concept living area flooded with natural light. The kitchen and dining room seamlessly flow together, highlighted by beautiful luxury vinyl plank, expansive dining area for hosting friends and family. The kitchen features a large center island, perfect for entertaining or casual meals. Tons of cabinets, a massive walk in pantry, stainless steel appliances, and granite counters add a touch of sophistication. Step out onto the adjacent balcony, mostly covered for year-round enjoyment, and equipped with a natural gas outlet for your BBQ. Venture to the third level where serenity awaits in two spacious primary bedrooms, each boasting its own ensuite bathroom and walk-in closet. The main primary bedroom also features a private south facing balcony, offering a peaceful retreat and county views. Parking is never an issue with an attached double garage and extra parking space for two vehicles on the driveway, plus ample visitor parking only steps away. "Hunter House" is pet-friendly, allowing for two dogs, two cats, or one of each &ndash; perfect for furry family members (board approval required). Situated in a nature lover's paradise, this location also boasts proximity to shopping centers, schools, Spruce

Meadows Equestrian, and the esteemed Sirocco Golf Course. Located in a prime area with easy access to Stoney Trail, MacLeod Trail/Hwy2 this complex also offers miles of walking paths for you and your pets to explore. Don't miss out on this incredible opportunity &ndash; schedule your showing today and experience luxury townhome living at its finest!