



GRASSROOTS
REALTY GROUP

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161 Silverado Range Cove SW
Calgary, Alberta

MLS # A2229242



\$829,999

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,025 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Other		

Heating:	Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance		

Inclusions: N/A

LOCATION, LUXURY & LIFESTYLE IN SILVERADO Welcome to your dream home in the heart of Calgary's sought-after Silverado community! Nestled in a quiet cul-de-sac and backing onto a beautiful greenbelt with a scenic pond and walking trails, this conventional walkout lot offers the perfect balance of nature and convenience. This spacious and well-upgraded 4-bedroom, 3.5-bathroom home features over 2,800 sq. ft. of beautifully developed living space (2,025 sq. ft. above grade + 800 sq. ft. walkout basement). Thoughtfully designed with a great floor plan and high-end finishes throughout, it's ideal for families and entertainers alike. Main Floor Highlights: Formal dining room and open-concept living space. Cozy gas fireplace, gleaming hardwood and tile floors. Gourmet kitchen with maple cabinetry, walk-through pantry, and modern quartz countertops. Bright and spacious breakfast nook with access to a massive vinyl-decked patio with aluminum railings—perfect for morning coffees or evening sunsets overlooking the park and pond. Upper Level: an extra-large bonus room full of natural light. Spacious primary suite with walk-in closet and a luxurious en-suite. Two additional generously sized bedrooms with a stylish full bath featuring quartz counters. Fully Developed Walkout Basement: Professionally finished with a large entertainment room, high-efficiency gas fireplace, 4th bedroom, and full bath. DRICORE flooring system adds warmth and comfort—ideal for cozy winter evenings. Additional features include a double attached garage, fully fenced and landscaped backyard, and all stainless steel/black appliances + custom blinds included. Conveniently located near top-rated schools, shopping, the South Health Campus, YMCA, transit, and LRT—this home truly has it all. Wonderful opportunity to live in a

move-in-ready home that offers tranquility, style, and access to everything you need.