



**GRASSROOTS**  
REALTY GROUP

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**44 Silverado Range Close SW  
Calgary, Alberta**

**MLS # A2232351**



**\$614,888**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,372 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home		

**Inclusions:** Hot tub " Aquaterra Maderas " six person 2022

This completely renovated, almost 2,000 sq.ft of leaving space house is located in secure and desirable SW community of Silverado. Renovations and improvements over the last three years are impressive and include: new roof shingles; Attic fiberglass insulation R50; new 50 gal Rheem water tank; new high-efficiency Lennox furnace ; new A/C Lennox ; waterproof luxury vinyl plank flooring throughout the house; freshly painted; new toilets; newer all appliances; replaced master bedroom window. And the list go on to the yard, you will enjoy new gazebo and professional landscape, outdoor smart LED lights and you new six-person hot tub. This four bedrooms, 2,5 bathroom , Central Air Conditioning, fully professionally finished basement, double garage, amazing, private back yard, home is located close to the K-12 School, local shopping, restaurants and parks. Just move in and Enjoy the Summer !