



GRASSROOTS
REALTY GROUP

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**206 Silverado Range Place SW
Calgary, Alberta**

MLS # A2248066



\$650,000

Division:	Silverado		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,151 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Closet Organizers, No Animal Home, Pantry, Quartz Counters		

Inclusions: None

Stylish, Spacious & Move-In Ready Home in Silverado. This well-maintained home in Silverado is packed with updates and offers the perfect blend of space and function. With a new roof, quartz countertops, updated lighting, and stainless steel appliances, it's move-in ready with modern appeal. The main floor features hardwood floors, a bright open layout, a gas fireplace in the living room, and a kitchen with ample storage and a walk-in pantry. A flexible front room, powder bath, and laundry room round out the main level. Upstairs offers a large bonus room, a spacious primary with a walk-in closet and 5-piece ensuite, plus 2 additional bedrooms and a full bath. The fully finished basement includes a 4th bedroom, another full bath, a wet bar, and a TV entertainment room. Located near parks, schools, shopping, South Health Campus, and major routes - this home offers space, style, and everyday convenience.