



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

48 Silverado Range Close SW Calgary, Alberta

MLS # A2250352



\$588,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,340 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Gentle Sloping, Landscaped, Low Maintenance Landscape		

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Welcome to this immaculate 3-bedroom, 2.5-bathroom home with almost 1900 square feet of living space located in the coveted community of Silverado. Meticulously maintained and move-in ready, this residence blends modern updates with a family-friendly layout. Brand-new upgraded laminate flooring was installed just a few days ago, and many appliances have been replaced within the last three years, ensuring peace of mind for years to come. The home features a bright, open-concept living space and an updated kitchen with contemporary finishes, plus a primary suite with a private ensuite bath. Outside, you'll enjoy a huge covered deck perfect for year-round entertaining and relaxation, as well as an oversized double detached garage offering ample storage and parking. Located within walking distance to schools and close to a nearby park, this turnkey home sits in a family-friendly Silverado setting with easy access to parks, schools, and community amenities. Silverado also boasts dedicated Calgary Transit service directly to the Somerset station offering rapid service to Bishop O'Byrne Senior High School! Don't miss the opportunity to make this your next home—contact us today to schedule a private showing.