



GRASSROOTS
REALTY GROUP

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

MLS # A2250352



\$574,900

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 feel of living space located in the 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 before listing, 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 a modern kitchen with a well designed work triangle. The spacious master bedroom has plenty of closet space plus a four piece ensuite bath. Two more bedrooms and a main four piece bath round out the second floor. The fully finished basement offers extra living area for office space and lounging/tv watching. 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. There are three schools in the vicinity - HOLY CHILD K-9 is a 500 meter walk/2 minute drive, SILVERADO FRANCOPHONE ELEMENTARY K-12 is a 250 meter walk/1 minute drive, and RON SOUTHERN SCHOOL (CBE) K-6 is a short 4 minute drive. SILVERADO is well known as a family friendly community offering easy access to parks, schools, and numerous 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.