



GRASSROOTS
REALTY GROUP

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

**240 Silverado Range Heights SW
Calgary, Alberta**

MLS # A2252461



\$599,500

Division:	Silverado		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,736 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Private, Rectangular Lot, Yard Dr		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: N/A

Open house Sat Aug 30th 130-330p . Welcome to this spectacular semi detached home in the heart of Silverado! Backing serene west and just steps from the natural wetland ponds, this property is a true gem. Offering over 2,300 sq. ft. of developed living space, this home boasts 5 bedrooms, 3.5 bathrooms, a fully finished basement, plenty of room for family, guests, or even a home office. The main floor greets you with a bright open foyer and a spacious open-concept design perfect for everyday living or entertaining. The living room is anchored by a cozy gas fireplace and large windows, filling the space with natural sunlight. Overlooking it all is the well appointed kitchen, complete with ample cabinetry, granite countertops, gas cooking, stainless steel appliances, and a large island with seating. Enjoy your meals in the dining area while taking in peaceful views of mature Aspen trees and lush fully fenced yard.. Also on the main floor is a convenient half bathroom and a laundry/mud room located just off the attached double garage. Upstairs, the home delivers both comfort and versatility. The primary suite easily fits a king sized bed, with a private 4 piece ensuite and a spacious walk in closet overlooking the west backyard. Three additional bedrooms share a full bathroom, or house to use the 4th bedroom to a grand bonus room with vaulted ceilings and oversized windows which is the perfect retreat for family movie nights, a playroom, or a second office. The fully finished basement adds even more value with a fifth bedroom, rough-in for future bathroom, a generous recreation room ideal for entertaining, overnight guests, or a growing family. Step outside to enjoy your sunny west facing yard with a refinished deck, mature trees that provide natural privacy, and is the ideal setting to host friends or family. Living in Silverado means being only minutes from the new Costco,

Silverado Shopping Centre, Spruce Meadows, Shawnessy amenities, the C-Train, schools, library, and the newly opened SW Ring Road for quick access around the city. This beautiful 2 storey home has it all! A must to see for space, style, and a prime location. Call or text today to book your private showing!