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444 Silverado Range Place SW Calgary, Alberta

MLS # A2256895



\$719,900

Silverado

Residential/Duplex Type: Style: 2 Storey, Attached-Side by Side Size: 1,793 sq.ft. Age: 2007 (18 yrs old) **Beds:** Baths: 3 full / 1 half Garage: **Double Garage Attached** Lot Size: 0.09 Acre Lot Feat: Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De

Heating: Water: Forced Air Sewer: Floors: Carpet, Ceramic Tile, Hardwood Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full, Walk-Out To Grade **Exterior:** Zoning: Brick, Vinyl Siding R-2M Foundation: **Utilities: Poured Concrete**

Division:

Features: See Remarks

Inclusions: Refrigerator downstairs, bbq, Ring doorbell camera,

Welcome to 444 Silverado Range Place SW, a stunning family home set on a quiet cul-de-sac in the heart of Silverado. The front porch makes an immediate impression, opening to 9-foot ceilings, walnut hardwood floors, and a bright front office with French doors. At the heart of the main level, a custom travertine fireplace adds character, while oversized windows capture sweeping views of Silverado's most scenic green space. The kitchen is both functional and elegant, featuring granite countertops, a large island, corner pantry, new appliances, and under-cabinet lighting. The dining area opens to an oversized patio with glass panel railing, a convenient BBQ nook tucked around the corner, and unobstructed south-facing backyard views. Upstairs, teardrop wrought iron railing and plush carpet lead you to a comfortable family room filled with natural light. Two spacious bedrooms, each with large closets, provide ample room for family or guests. The primary suite is a true retreat, featuring a walk-in closet and a spa-inspired en-suite with an oversized soaker tub, a separate shower, a private toilet room, and dual vessel vanity sinks—all while capturing the most spectacular views of &Idquo;Silverado Pond" right from your bedroom. The fully developed walkout basement continues the tour with upgraded finishings, a second gas fireplace, an additional bedroom, bathroom, and direct access to the landscaped yard, complete with a mature pear tree and irrigation system. This home is filled with thoughtful upgrades, including custom Hunter Douglas blinds, designer light fixtures, a heated garage with epoxy flooring, central A/C, central vac, dual-zone climate control with a separate furnace for the basement, a water softener, and fresh paint throughout. A new roof and siding (2023) and a hot water tank (2022) provide peace of

mind for years to come. Backing di ponds, this home combines comfort	rectly onto a green space wi	th parks, pathways, and or	ne of Silverado's mos	t picturesque
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