



GRASSROOTS
REALTY GROUP

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

206 Silverado Range Place SW
Calgary, Alberta

MLS # A2259026



\$624,900

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: Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer

Immaculate, Spacious & Move-In Ready in Silverado – offered at \$624,900. This 4-bedroom, 4-bath home is perfectly located in a quiet cul-de-sac. This stylish semi-detached home blends comfort, convenience, and modern updates. Inside, you'll find over 2,150 sq ft of well-designed living space, with hardwood floors, quartz countertops, stainless steel appliances, and a freshly updated look throughout. The main floor features a bright open layout with a cozy gas fireplace, a large kitchen with a walk-in pantry, and a flexible front room that's perfect as a home office or formal dining space. Upstairs, a spacious bonus room is separate from the bedrooms for added privacy. The primary retreat includes a large walk-in closet and a 5-piece ensuite, plus 2 more spacious bedrooms and a full bath. The fully finished basement is ideal for entertaining, complete with a wet bar, rec/TV space, 4th bedroom, and another full bath. Outside, the property offers a low-maintenance backyard that maximizes usable space without the upkeep, plus a full double garage and an extended driveway with parking for up to 3+ vehicles. With its quiet cul-de-sac setting, quick access to major routes, and close proximity to schools, parks, shopping, and South Health Campus, this home is truly move-in ready and one of Silverado's best values.