



GRASSROOTS
REALTY GROUP

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177 Silverado Range View SW
Calgary, Alberta

MLS # A2268968



\$615,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,816 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Jetted Tub, No Smoking Home, Open Floorplan		

Inclusions: Tv mount

This comfortable and well-maintained 2-storey offers over 1,800 sq.ft. above grade with a smart layout that blends space and functionality. The main floor features a cozy living room with a gas fireplace, an open-concept kitchen with plenty of counter space, and a dining area overlooking the backyard. There's also a convenient main floor office and laundry area. The kitchen also includes a walk-through pantry for added storage and convenience. Upstairs, you'll find three bedrooms plus a spacious bonus room — perfect for movie nights or a kids' play area. The primary suite includes dual sinks in the ensuite, and a jetted Jacuzzi tub. The roof and siding were replaced within the last five years, giving you peace of mind. Outside, enjoy a good-sized backyard — ideal for BBQs, pets, and family time. Located on a quiet, family-friendly street in Silverado, close to schools, playgrounds, walking paths, and all the amenities the community has to offer.