



GRASSROOTS
REALTY GROUP

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

7 Silverado Range Heights SW Calgary, Alberta

MLS # A2270315



\$619,000

Division:	Silverado		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,220 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, No Neig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Former Morrison Homes showhome backing onto serene green space in the heart of Silverado. This semi-detached bungalow offers an exceptional blend of comfort, style and convenience without the burden of condo fees. Soaring vaulted ceilings and an open-concept design create a bright, airy atmosphere ideal for daily living and entertaining. Warm hardwood floors flow through the main level, connecting the inviting living room with its cozy gas fireplace and surrounding windows to a generous dining area perfect for family meals or hosting friends. The well-appointed kitchen inspires culinary adventures with knotty pine cabinetry, a large island with breakfast bar seating, corner pantry for ample storage and a garburator for added practicality. A quiet front den offers a comfortable workspace or reading nook tucked away from the main living areas. Retreat at the end of the day to the spacious primary bedroom featuring updated LVP flooring, a private ensuite with an indulgent jetted soaker tub and a large walk-in closet. A conveniently located powder room completes the main level, providing privacy and function for guests. The professionally finished basement expands the living space with a huge recreation room ideal for movie nights and games nights. 2 generously sized bedrooms and a stylish 3-piece bathroom complete the level. Step outside to a west-facing backyard designed for relaxation and connection, enjoy the large deck for summer barbeques, a fenced grassy yard for kids or pets to safely play and peaceful views of the green space and walking path behind. Additional features include central air conditioning for year-round comfort and a double attached garage for easy parking and extra storage. Perfectly situated within walking distance to schools, parks and Silverado Shopping Centre and surrounded by over 10 km of scenic pathways that weave

through the community. Minutes to Spruce Meadows, Sirocco Golf Club and Fish Creek Park, this location offers the best of both urban convenience and outdoor living!