



GRASSROOTS
REALTY GROUP

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161 Silverado Range Cove SW
Calgary, Alberta

MLS # A2271655



\$799,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,035 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Front Drive, Garage Door Open		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Shed		

Welcome to this stunning, fully finished 2-storey walkout backing onto a tranquil walking path, green space, and a beautiful pond. Tucked away on a quiet cul-de-sac, Situated on a traditional lot with space on both sides of the home, Not a zero-lot-line property. This home is truly a must-see! Offering over 2,800 sq. ft. of developed living space, exceptional interior finishings, and immaculate pride of ownership, this property stands out from the rest. As you enter, you'll be greeted by gleaming hardwood floors, 9-ft ceilings, fresh paint, and an expansive open floor plan. The main level features a formal dining room and a bright living room with a cozy corner gas fireplace. Large windows capture serene views of the pond and lush green space, filling the home with natural light. The beautifully updated kitchen includes a center island with quartz countertops, stainless steel appliances, maple cabinetry, a corner pantry, and a spacious bumped-out eating nook. From here, step through the patio door onto the massive full-length deck complete with aluminum railing an ideal spot to enjoy morning coffee or evening sunsets with exceptional privacy and picturesque views. The upper level features a generous bonus room, a luxurious primary retreat with a walk-in closet and full ensuite, along with two additional bedrooms and another full bathroom. The fully finished walkout basement expands your living space with a large rec/family/games area, a wet bar, a second cozy fireplace, a fourth bedroom, and a full bathroom perfect for guests or extended family. Huge beautifully landscaped backyard along with a storage shed for added convenience. An oversized double attached garage completes this exceptional home. Located close to schools, transit, amenities, and the South Health Campus, this property offers the perfect blend of comfort, style, and convenience. This home truly shows

spectacular—don’t miss your chance to view it!