



**216 Silverado Range Close SW  
Calgary, Alberta**

**MLS # A2295136**



**\$610,000**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,504 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** NA

The amazing community of Silverado is calling you home! The perfect location for your family with 3 schools in walking distance (catholic and public) and tons of nearby amenities including shopping, parks, and the beautiful Sirocco Golf Club. This 3 bedroom one owner home is move in ready for your family! It has been lovingly cared for and recently upgraded with some major items for your peace of mind! Starting with the outside you will see a new roof and siding installed in 2023. A classic front porch greets you as you enter the home and are greeted with a bright spacious open floor plan. The living room with fireplace and bright front window leads to a large open dining room and into the kitchen, making for the perfect entertaining space. In the kitchen you will find new stylish backsplash, ample cupboard space, centre island and walk in pantry. Upgrades include a new fridge and microwave in 2024. The main floor conveniently includes a 2 piece guest bathroom and additional storage closet. Headed to your second floor are three thoughtfully laid out bedrooms. To the one side are two nice sized bedrooms each with their own walk in closet, as well as a 4 piece bathroom. On the other side you will find the primary bedroom with larger walk in closet and 4 piece bathroom. A nice sized linen closet completes the second floor. Down to the basement is a partially finished living space, ready to complete with your own touch. With a large living room ready for family movie nights, and potential fourth bedroom ready to be finished, this basement offers tons of potential. A large utility room and laundry room with new (2024) washer and dryer complete the lower level. Plus enjoy the war, Calgary summers with central A/C. Other renovations include a new water heater in 2023, a new furnace 2024, as well as new bathroom exhaust fans and new paint this year. A detached heated

double garage with 220v wiring makes parking even in our Calgary winters comfortable. This home has it all and is sure to go quickly, contact your realtor and book your showing today!