



**244 Silverado Range View SW  
Calgary, Alberta**

**MLS # A2304525**



**\$569,000**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,499 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Private, Standard Shaped L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this beautifully designed home in the sought after community of Silverado! Offering approximately 1,500 sq ft of thoughtfully planned above-grade living space, this property is perfect for growing families or savvy investors looking for future potential. The main floor features a bright and functional open-concept layout with a spacious living room, dedicated dining area, and a modern kitchen complete with ample cabinetry, pantry, and great flow for everyday living and entertainment. A convenient 2-piece bathroom, mudroom, and access to the rear deck add to the home's practicality. Upstairs, you will find 3 well-sized bedrooms, including a comfortable primary bedroom with a walk-in closet and private 4-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and upper-level laundry provide convenience for family living. The undeveloped basement offers incredible flexibility for future development - ideal for buyers looking to customize the space to suit their needs. Whether you are planning additional living space, extended family use, or exploring the potential for a legal or illegal suite (subject to city approval and permitting), this home provides excellent long-term value. A double detached garage adds even more value, along with extra storage and parking. Located in a family-friendly neighborhood close to schools, parks, shopping, and major roadways, this home combines comfort, functionality, and long-term potential. Perfect for families looking to grow or investors seeking value-add opportunity!