



GRASSROOTS
REALTY GROUP

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

104 Silverado Range Close SW
Calgary, Alberta

MLS # A2203629



\$814,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,034 sq.ft.	Age:	2006 (19 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: Floating shelves in upper floor den, floating shelves in lower level bedroom

Welcome to this stunning ORIGINAL OWNER detached home with exceptional features, WALKOUT BASEMENT and an unbeatable location backing onto GREEN SPACE! With over 2800 square feet of total living space, this spacious 6-bedroom, 3.5-bathroom home boasts a thoughtfully designed layout, offering 4 bedrooms upstairs, 2 downstairs, and 4 of those bedrooms complete with walk-in closets. The main level features gorgeous newer hardwood floors, an open-concept living space, and a convenient office area—perfect for working from home. Additionally, there is one den upstairs that could easily be converted into an additional small bedroom, making it 7 total, if needed! Enjoy the convenience of an upstairs laundry, and appreciate the fully finished walk-out basement with great potential for a future suite to offset costs (subject to approval and permitting by the city/municipality). The basement backs onto a serene green space, offering both privacy and beautiful views, while the backyard is an absolute dream—complete with apple trees, a garden, and various fruit shrubs! The double attached garage is equipped with built-in shelving, offering plenty of extra storage space. If that's not enough, there's also a shed alongside the house. With a new roof, siding, and furnace in 2022, and so many more thoughtful touches, this home is perfect for any growing family. Located in a family-friendly neighborhood with several schools within walking distance and a new school being built just down the street! The neighborhood is filled with walking/biking paths, and shopping is just a short walk or drive away—giving you everything you need right at your doorstep. Don't miss out on this incredible opportunity, call up your favorite Realtor and book your showing today!

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