



GRASSROOTS
REALTY GROUP

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

MLS # A2204054



\$639,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,563 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	garage door opener		

Check out this beautiful fully finished 2 story home in Silverado. Home has over 2200 square feet of developed living space. Has a total of 4 bedrooms plus main floor den (office) and 3.5 bathrooms with a double detached garage. The kitchen offers a center island breakfast bar with a chrome appliances. Off the kitchen is a full-sized dining area which can seat a large family. The living room is wide open with stunning vaulted ceiling. Upstairs you will find a large Primary bedroom with walk in closet and a luxurious ensuite that boasts a jetted tub, stand up shower. The two other bedrooms are a good size and one having a walk-in closet. The professionally finished basement adds extra living space, which is fully finished with a cozy family room that could be used for either an entertainment area or a games room. There is also a 4th bedroom with a walk-in closet , The double detached garage is very spacious, so plenty of room for both cars and some storage. The west backyard is private & quiet and is fully fenced and boasts a very large rear deck. Low maintenance rear yard. Ideal for enjoying the summer and entertaining with guests. Come check out this beautiful and well-maintained home and make it yours! Recent updates include new roof shingles and siding in 2020 Hot water tank 2021, new garage door opener, 2023 new dishwasher, 2025 refinished kitchen cabinets 2025. A great location to raise your family. Walking distance to playground & schools as well. Silverado is an excellent area with a convenient location being close to the Calgary Ring Road and LRT, schools, local shopping, restaurants, parks, YMCA. Call today to view your next home! Don't miss this opportunity!