

# **\$639,000 - 212 Silverado Range Close Sw, Calgary**

MLS® #A2204054

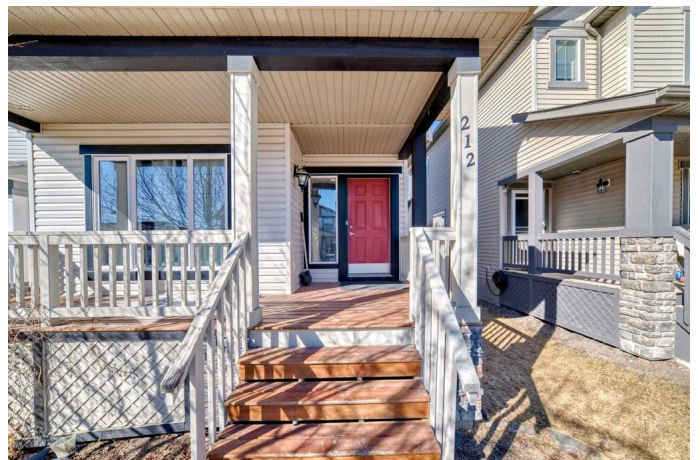
**\$639,000**

4 Bedroom, 4.00 Bathroom, 1,563 sqft

Residential on 0.08 Acres

Silverado, Calgary, Alberta

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 boats 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!

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2204054    |
| Price          | \$639,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,563       |
| Acres          | 0.08        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 212 Silverado Range Close Sw |
| Subdivision | Silverado                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 0C1                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior 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) |
| Appliances      | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings        |
| Heating         | High Efficiency, Fireplace(s), Forced Air, Natural Gas   |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Gas, Living Room   |
| Has Basement    | Yes  |
| Basement        | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Back Yard, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 31               |
| Zoning         | R-G              |
| HOA Fees       | 210              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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