

# **\$609,900 - 115 Silverado Range Close Sw, Calgary**

MLS® #A2215430

**\$609,900**

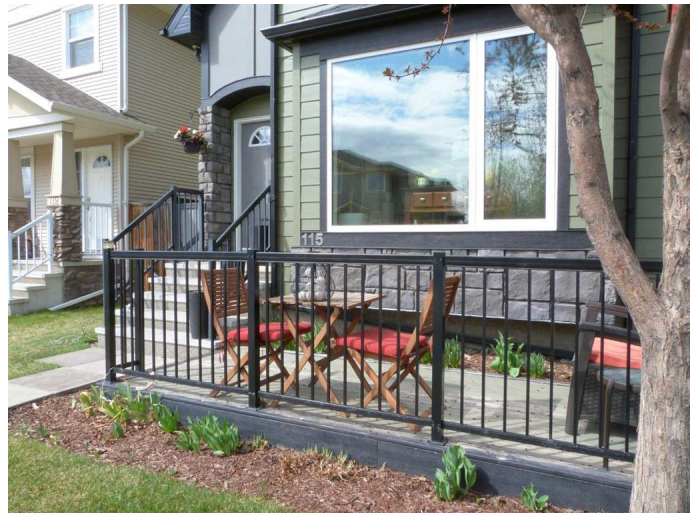
4 Bedroom, 3.00 Bathroom, 1,504 sqft

Residential on 0.08 Acres

Silverado, Calgary, Alberta

Upgraded inside and out, must see! Appealing manicured front yard frames the porch and home, topped with upgraded shingles, James Hardie siding, and triple pane windows (upgraded 3.5 years ago)! The front entrance opens up to the cozy living room with gas fireplace, hardwood flooring continues throughout the dining room and kitchen. The kitchen is well lit with pot lights, boasts a walk-in pantry, stainless steel appliance package, grand island, and the quartz counters with waterfall edge extend to the oversized sliding door. The guest bathroom and both entrances offer plenty of storage and are complimented with Italian tile flooring. Retreat upstairs to the primary bedroom with private ensuite and walk-in closet. Two more bedrooms, full bathroom and upstairs laundry complete the upper level. The basement is fully finished, enjoy the bar in the enormous rec room or relax in the fourth bedroom. The utility room offers more storage and the hot water tank is only 1.5 years young. Enjoy indoor / outdoor living with two tiered deck offering multiple relaxing spaces and a yard that opens up to play, edged with perennial and annual beds. West facing and sunny! Trails meander through greenspaces in the community with parks, playgrounds, restaurants, groceries shopping! With pride in ownership, this is truly a jewel box home You can call Yours...!

Built in 2006



## Essential Information

MLS® #	A2215430
Price	\$609,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,504
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	115 Silverado Range Close Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0C1

## Amenities

Amenities	Park
Parking Spaces	2
Parking	Off Street, On Street, Parking Pad, See Remarks

## Interior

Interior Features	Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Other, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle, See Remarks
Construction	Composite Siding, See Remarks, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	9
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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