# \$625,000 - 260 Silverado Range Close Sw, Calgary

MLS® #A2216300

## \$625,000

4 Bedroom, 4.00 Bathroom, 1,393 sqft Residential on 0.10 Acres

Silverado, Calgary, Alberta

Welcome to your beautiful home in the established community of Silverado. This residence is loaded with upgrades for the discerning buyer. Situated on a private corner lot, fully fenced with massive deck and oversized garage. Step inside the house and notice the improvements here vs the standard homes in the area. Hardwood floors, Granite countertops, Upgraded Light Fixtures, S/S Appliances, Enhanced Kitchen Cabinetry, CENTRAL AIR CONDITIONING and Additional Windows for sunshine. You will appreciate the well thought out floorplan with a comfortable living room, huge dining area and generous sized bedrooms upstairs. Head downstairs for your Newly Built Fully Finished Basement with additional Bedroom, Huge Rec Room and 4 Piece Bathroom. The Rec Room could easily be an additional large bedroom for 5 Total Bedrooms! Your West Facing backyard is huge with No Landscaping Maintenance and perfect for entertaining large groups. There is even a Gas Line for the BBQ and 220 Wiring for a Hot Tub! Your Garage is on another level as well. Oversized, Drywall, Painted, Heated, Insulated doors and Epoxy Floors. Located close to the K-12 School, local shopping, restaurants and parks. Hurry because these homes rarely last long and will be in high demand.







Built in 2006

#### **Essential Information**

MLS® # A2216300 Price \$625,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,393 Acres 0.10

Year Built 2006

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 260 Silverado Range Close Sw

Subdivision Silverado
City Calgary
County Calgary
Province Alberta

Postal Code T2X 0C3

## **Amenities**

Amenities None

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Central Vacuum, Granite Counters, Kitchen Island, Pantry, Walk-In

Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard, Dog Run

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 12th, 2025

Days on Market 1

Zoning R-G

HOA Fees 210

HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR Realty

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