

## 161 Silverado Range Cove SW Calgary, Alberta

**MLS # A2198297**



# \$849,999

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,025 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full, Walk-Out To Grade
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-1N
<b>Utilities:</b>	-

**Inclusions:** None

**LOCATION, LOCATION, LOCATION!** This stunning 2-storey, double attached garage home boasts a generous 2,825 square feet of overall living space and is situated on a prime walkout lot backing onto a picturesque green space with a large pond. Located in a peaceful cul-de-sac of the Silverado community in SW Calgary, this home offers easy access to shopping, schools, YMCA, swimming pool, South Health Campus, bus transportation, and LRT. The main floor consists of the formal dining room and an inviting living room featuring a gas fireplace, hardwood and tile floors throughout. The spacious kitchen has upgraded maple cabinets, a walk-in pantry, and a raised breakfast bar with modern quartz countertops. Enjoy the bright and airy kitchen nook with patio doors leading to a large deck with vinyl flooring and aluminum railings, overlooking the beautifully landscaped backyard and green space. Walk upstairs to the vaulted ceilings and expansive bonus room. Upstairs you will also find the primary bedroom with a walk-in closet and 4-pce ensuite. The upper level consists of two additional good-sized bedrooms and a full main bathroom with quartz countertops. The walkout basement is professionally finished with a bedroom, full bathroom, and a large entertainment living room with a high-efficiency gas fireplace. A DRICORE flooring system for added warmth and comfort during winter. This home is a perfect blend of elegance and comfort, offering ample space for family living and entertaining. Note that the city is in the works to extend the C-train to Silverado. Don't miss out on this exceptional property in a highly sought-after location!