

## 206 Silverado Range Place SW Calgary, Alberta

**MLS # A2248066**



**\$650,000**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,151 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, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, Closet Organizers, No Animal Home, Pantry, Quartz Counters		

**Inclusions:** None

Stylish, Spacious & Move-In Ready Home in Silverado. This well-maintained home in Silverado is packed with updates and offers the perfect blend of space and function. With a new roof, quartz countertops, updated lighting, and stainless steel appliances, it's move-in ready with modern appeal. The main floor features hardwood floors, a bright open layout, a gas fireplace in the living room, and a kitchen with ample storage and a walk-in pantry. A flexible front room, powder bath, and laundry room round out the main level. Upstairs offers a large bonus room, a spacious primary with a walk-in closet and 5-piece ensuite, plus 2 additional bedrooms and a full bath. The fully finished basement includes a 4th bedroom, another full bath, a wet bar, and a TV entertainment room. Located near parks, schools, shopping, South Health Campus, and major routes - this home offers space, style, and everyday convenience.