

## 206 Silverado Range Place SW Calgary, Alberta

MLS # A2259026



# \$614,900

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <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:** Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer

Immaculate, Spacious & Move-In Ready in Silverado &ndash; offered at \$624,900. This 4-bedroom, 4-bath home is perfectly located in a quiet cul-de-sac. This stylish semi-detached home blends comfort, convenience, and modern updates. Inside, you’ll find over 2,150 sq ft of well-designed living space, with hardwood floors, quartz countertops, stainless steel appliances, and a freshly updated look throughout. The main floor features a bright open layout with a cozy gas fireplace, a large kitchen with a walk-in pantry, and a flexible front room that’s perfect as a home office or formal dining space. Upstairs, a spacious bonus room is separate from the bedrooms for added privacy. The primary retreat includes a large walk-in closet and a 5-piece ensuite, plus 2 more spacious bedrooms and a full bath. The fully finished basement is ideal for entertaining, complete with a wet bar, rec/TV space, 4th bedroom, and another full bath. Outside, the property offers a low-maintenance backyard that maximizes usable space without the upkeep, plus a full double garage and an extended driveway with parking for up to 3+ vehicles. With its quiet cul-de-sac setting, quick access to major routes, and close proximity to schools, parks, shopping, and South Health Campus, this home is truly move-in ready and one of Silverado’s best values.