

## 177 Silverado Range View SW Calgary, Alberta

**MLS # A2268968**



**\$615,000**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,816 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Jetted Tub, No Smoking Home, Open Floorplan		

**Inclusions:** Tv mount

This comfortable and well-maintained 2-storey offers over 1,800 sq.ft. above grade with a smart layout that blends space and functionality. The main floor features a cozy living room with a gas fireplace, an open-concept kitchen with plenty of counter space, and a dining area overlooking the backyard. There's also a convenient main floor office and laundry area. The kitchen also includes a walk-through pantry for added storage and convenience. Upstairs, you'll find three bedrooms plus a spacious bonus room — perfect for movie nights or a kids' play area. The primary suite includes dual sinks in the ensuite, and a jetted Jacuzzi tub. The roof and siding were replaced within the last five years, giving you peace of mind. Outside, enjoy a good-sized backyard — ideal for BBQs, pets, and family time. Located on a quiet, family-friendly street in Silverado, close to schools, playgrounds, walking paths, and all the amenities the community has to offer.