



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**161 SILVERADO RANGE View, Calgary T2X 0C9**

MLS®#: **A2161418**

Area: **Silverado**

Listing Date: **08/30/24**

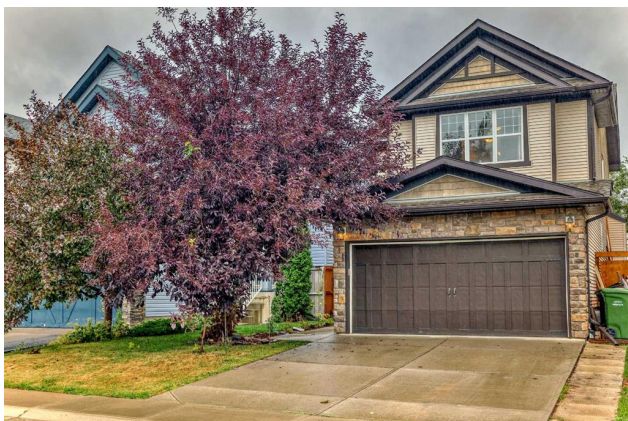
List Price: **\$624,900**

Status: **Active**

County: **Calgary**

Change: **-\$24k, 14-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2006**

Finished Floor Area

Abv Sqft: **1,670**  
Low Sqft:  
Ttl Sqft: **1,670**

Lot Information

Lot Sz Ar: **3,692 sqft**  
Lot Shape:

DOM

**83**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Landscaped,Level,Street Lighting,Rectangular Lot**  
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Granite Counters,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 12`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 8`7"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>12`4" x 17`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`2" x 9`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`9" x 5`2"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>4`11" x 9`8"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>7`6" x 10`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`6" x 6`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`9" x 9`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`11" x 12`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 8`8"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0710743**

Zoning:  
**R-1N**

Remarks

Pub Rmks: **Welcome to 161 Silverado Range View in the desirable community of Silverado. As soon as you walk in you will notice the pride of ownership as you walk through a large inviting entry way, lined with ceramic tile leading you into a bright and open concept main floor. Featuring granite countertops, newly painted kitchen cabinets and a large eating nook, just off a spacious living room perfect for entertaining or just relaxing with a built in fireplace. The laundry is also conveniently located on the main floor tucked away by the entrance to the garage and powder room. Upstairs you will find a great layout highlighted with NEW LAMINATE flooring in the BONUS room. The master retreat has plenty of closet space and a spacious ensuite. You will also find 2 additional good sized bedrooms and another full bath 4 pc bathroom. The basement is unsoiled and awaiting your personal touch. There is plenty of room for a 4th bedroom, rec room leaving TONS of storage as well. Head outside to your HUGE new deck and peaceful backyard, great spot for the kids to play and for you to enjoy a summer night. Lastly, securely park your cars on the cold winter nights in your double attached INSULATED garage.**

Inclusions:  
Property Listed By: **See Appliances**  
**Grassroots Realty Group**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









