259 SILVERADO RANGE Close, Calgary T2X 0C3

MLS®#:	**A2172635**	Area:	**Silverado**	Listing Date:	**10/16/24**	List Price: **$614,900**
Status:	**Pending**	County:	**Calgary**	Change:	**None**	Association: **Fort McMurray**

General Information
Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**
Lot Information
Lot Sz Ar: **4,424 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane,Back Yard,Corner Lot,Gazebo**
Park Feat: **220 Volt Wiring,Additional Parking,Alley Access,Double Garage Detached,Garage Faces Rear,Insulated,Oversized,Parking Pad,Plug-In,RV Access/Parking,RV Gated**

Finished Floor Area
Abv Sqft: **1,379**
Low Sqft:
Ttl Sqft: **1,379**

DOM
13
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking
Ttl Park: **3**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Private Yard,RV Hookup**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Humidifier,Microwave Hood Fan,Refrigerator,Washer,Water Softener**
Int Feat: **Breakfast Bar,Built-in Features,Kitchen Island,Pantry,See Remarks,Smart Home,Soaking Tub,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	**Main**	**14`1" x 8`9"**	**Dining Room**	**Main**	**12`5" x 10`3"**
Living Room	**Main**	**19`0" x 12`2"**	**Living Room**	**Basement**	**17`9" x 10`10"**
Den	**Basement**	**10`2" x 5`7"**	**Laundry**	**Basement**	**5`3" x 3`8"**
Bedroom - Primary	**Upper**	**13`8" x 10`11"**	**Bedroom**	**Upper**	**10`9" x 9`3"**
Bedroom	**Upper**	**9`4" x 9`2"**	**Bedroom**	**Basement**	**10`11" x 7`8"**
Walk-In Closet	**Upper**	**4`11" x 4`4"**	**2pc Bathroom**	**Main**	
4pc Bathroom	**Upper**		**4pc Ensuite bath**	**Upper**	

Legal/Tax/Financial

Title: Zoning:
Fee Simple   **R-G**
Legal Desc: **0613430**

Remarks

Pub Rmks: **Welcome to your dream home in Silverado! This fantastic 4-bedroom, 2.5-bathroom house sits on an oversized corner lot, offering extra space and privacy. With over 1900 sq ft of living space, it's perfect for families or those who love to entertain. Step inside and be wowed by the open, bright layout. The main floor impresses with large windows that flood the space with natural light. The living room features an updated fireplace backdrop that catches your eye as you enter. The kitchen's a real gem with its inviting island, sit-up bar, and cozy dining nook. Upstairs, you'll find 3 comfy bedrooms. The finished basement offers another bedroom, a TV room, and built-in office space - perfect for work-from-home days or movie nights! Recent updates include new siding (Jan 2023), new roof with upgraded class 4 shingles(Dec 2022), new triple pane windows on main and upper floors (Nov 2022), AC (May 2020), high-efficiency furnace (Dec 2021), tankless water heater (Jan 2024), LG dishwasher (Jan 2024), fireplace blower fan (2016) and stylish bathroom barn door (2019). Step outside to your private oasis! The backyard features a multi-level deck and a gazebo with a hot tub. There's even a huge 24'x15' concrete pad for your RV! Don't miss the oversized double garage - it's insulated, drywalled, and has a 60 amp panel and the RV/trailer plug. Perfect for projects or extra storage! The location is spot on - within walking distance to the new K-12 French school complex being built, Ron Southern and Holy Child School. Enjoy easy access to walking paths, Stoney and Deerfoot Trail, and quick trips to the mountains. This isn't just a house, it's a home that's ready for you to move in and start making memories. Come see it for yourself!**

Inclusions: **Outdoor Gazebo, Hot Tub, Window Coverings, Built in Desk in the Basement, Built in Cabinets and workbench in garage, Tire Rack, Telus Security System & Attachments (cameras, door locks, doorbell, sensors), Nest Thermostat and Smoke/Carbon Detectors (4), Electric Garage Heater**

Property Listed By: **Real Broker**

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