



THE
A-TEAM

**RE/MAX
FIRST**

212 SILVERADO RANGE Close, Calgary T2X 0C1

MLS®#: **A2173038**

Area: **Silverado**

Listing **10/23/24**

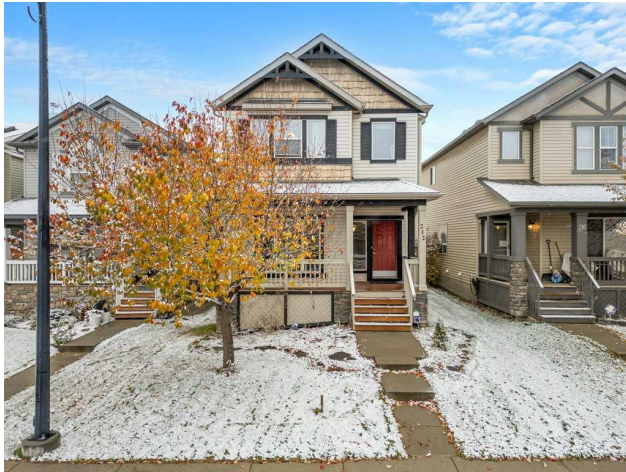
List Price: **\$635,900**

Status: **Active**

County: **Calgary**

Date:
Change: **-\$100, 15-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,563**

Low Sqft:

Ttl Sqft: **1,563**

Lot Information

Lot Sz Ar: **3,347 sqft**

Lot Shape:

DOM

28

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Level,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Office	Main	11`10" x 9`10"
Kitchen	Main	8`11" x 13`7"
Living Room	Main	13`0" x 14`3"
4pc Ensuite bath	Upper	8`1" x 8`1"

Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 4`4"
Dining Room	Main	9`11" x 11`9"
4pc Bathroom	Upper	6`8" x 7`9"
Bedroom	Upper	9`3" x 13`9"

Bedroom
Bedroom
Game Room

Upper
Lower
Lower

9`2" x 110`0"
11`4" x 9`6"
17`7" x 21`8"

Bedroom - Primary
3pc Bathroom
Furnace/Utility Room

Upper
Lower
Lower

11`10" x 15`6"
5`10" x 4`9"
5`10" x 14`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0613430

Zoning:
R-G

Remarks

Pub Rmks:

Amazing opportunity with a fully developed home with over 2,300 square feet of developed space and featuring 4 bedrooms, 3.5 baths and a double detached garage walking distance to transit and the new K-6 and 7-12 Francophone Education Complex. Starting with a quaint front porch on a quiet family street, enter into 9' ceilings and a main floor front office. The open design of the main floor boasts a large dining area, side kitchen featuring a central island, a full appliance package and a plethora of cabinet and counter space. The lifestyle room at the back of the home is sure to impress with the valuted ceiling and focal gas fireplace. Access to your West facing yard from the garden door which comes complete with a deck, fenced and double detached garage. The upper plan has room for all with 2 kids bedrooms and their 4-piece bath and the front primary bedroom with a 4-piece en-suite bath and walk in closet. Located to the side of the home are the stairs to the lower level which is professionally developed and home to a 4th bedroom, a 3-piece lower bath, 2 separate recreational room areas as well as storage, laundry and a utilities. The perfect blend of development, community and walkable score for all your families needs!

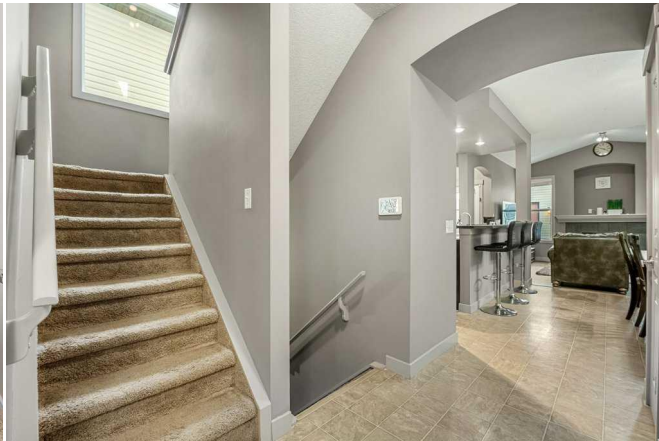
Inclusions:
Property Listed By:

**Alarm system un-monitored, TV mount
RE/MAX First**

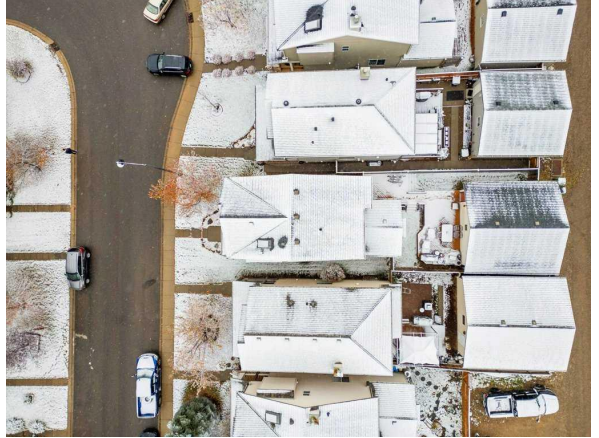
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













212 Silverado Range Close SW, Calgary, AB

Main Floor Exterior Area 823.63 sq ft
Interior Area 748.76 sq ft



0 3 6 m

PREPARED: 2024/10/22



White regions are excluded from total floor area in (SUITE) floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

212 Silverado Range Close SW, Calgary, AB

1st Floor Exterior Area 170.70 sq ft
Interior Area 674.03 sq ft



0 3 6 m

PREPARED: 2024/10/22



White regions are excluded from total floor area in (SUITE) floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

212 Silverado Range Close SW, Calgary, AB

Basement (Below Grade) Exterior Area 739.35 sq ft
Interior Area 679.75 sq ft
Excluded Area 1.31 sq ft



PREPARED: 2024-10-22



While legends are excluded from total floor area in RESIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.