

**115 SILVERADO RANGE Close, Calgary T2X 0C1**

MLS®#: **A2178711** Area: **Silverado** Listing **11/16/24** List Price: **\$619,900**  
 Status: **Active** County: **Calgary** Change: **-\$5k, 21-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2006** Abv Sqft: **1,504**  
Lot Information Low Sqft:  
 Lot Sz Ar: **3,369 sqft** Ttl Sqft: **1,504**  
 Lot Shape:

DOM

**6**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **0**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Other,Private,Rectangular Lot,See Remarks**

Park Feat:

**None,On Street,See Remarks**

Utilities and Features

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

Construction: **Composite Siding,See Remarks,Wood Frame**  
 Flooring: **Carpet,Hardwood,See Remarks,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Bar,Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`10" x 5`1"	Living Room	Main	17`0" x 13`0"
Kitchen	Main	16`1" x 12`9"	Dining Room	Main	12`8" x 10`0"
2pc Bathroom	Main	5`5" x 4`7"	Bedroom - Primary	Second	13`0" x 11`6"
Walk-In Closet	Second	7`0" x 5`7"	4pc Ensuite bath	Second	11`7" x 6`5"
Bedroom	Second	10`8" x 9`3"	Bedroom	Second	12`8" x 9`3"
4pc Bathroom	Second	10`0" x 7`4"	Laundry	Second	5`2" x 3`0"
Bedroom	Basement	17`8" x 10`9"	Game Room	Basement	22`6" x 17`8"

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

Remarks

Pub Rmks: **Upgraded inside and out! Appealing manicured front yard frames the porch and home, topped with upgraded shingles and James Hardie siding, along with double pane and many triple pane windows (done three years ago)! The front entrance opens up to the cozy living room with gas fireplace, hardwood flooring continues through the dining room and kitchen. The kitchen is well lit with pot lights, boasts a walk-in pantry, stainless steel appliance package, grand island, and the quartz counters extend to the oversized sliding door. The guest bathroom and both entrances offer plenty of storage and are complimented with Italian tile flooring. Retreat upstairs to the primary bedroom with private ensuite and walk-in closet. Two more bedrooms, full bathroom and upstairs laundry complete the upper level. The basement is fully finished, enjoy the bar in the enormous rec room or relax in the fourth bedroom. The utility room offers more storage and the hot water tank is only a year young. Enjoy indoor / outdoor living with two tiered deck offering multiple relaxing spaces and a yard that opens up to play and edged with perennial and annual beds. West facing and sunny! Trails meander through greenspaces in the community with parks, playgrounds, restaurants, groceries shopping! With pride in ownership, this is truly a jewel box home You can call Yours...!**

Inclusions: **Three sheds**  
Property Listed By: **RE/MAX First**

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









