



THE
A-TEAM

**RE/MAX
FIRST**

74 SILVERADO RANGE Heights, Calgary T2X 0B5

MLS®#: **A2179107**

Area: **Silverado**

Listing Date: **11/14/24**

List Price: **\$659,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,983

Year Built:

2006

Low Sqft:

Ttl Sqft:

1,983

Lot Information

Lot Sz Ar:

3,864 sqft

Lot Shape:

DOM

7

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Attached,Driveway,Front Drive,Garage Door Opener

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Brick,Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Chandelier,Kitchen Island,No Smoking Home,Quartz Counters,Storage

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`0" x 11`0"
Living Room	Main	14`0" x 13`6"
Laundry	Main	8`6" x 6`0"
Bonus Room	Upper	16`6" x 15`0"
Bedroom	Upper	11`0" x 11`0"
2pc Bathroom	Main	5`6" x 5`0"
4pc Ensuite bath	Upper	11`6" x 10`8"

Room	Level	Dimensions
Dining Room	Main	12`0" x 10`0"
Family Room	Main	11`6" x 11`6"
Other	Main	25`0" x 12`0"
Bedroom - Primary	Upper	14`0" x 13`8"
Bedroom	Upper	12`0" x 10`0"
4pc Bathroom	Upper	8`0" x 6`0"

Title:
Fee Simple
 Legal Desc:

0613430

Zoning:
R-2M

Remarks

Pub Rmks:

Welcome to this beautifully custom designed bohemian-modern family home in Silverado that encompasses 1983 sq feet of living space along with 3 bedrooms and 2.5 bathrooms. This magnificent home has been renovated to suit a fresh and youthful design while maximizing the layout. As you enter your new home, you are immediately greeted by a dark and moody lounge space with Graffito print drapery which creates an ambiance of sophistication and coziness while contrasting against the brightness of the main floor, and the upgraded engineered hardwood with an oiled finish throughout. The timeless kitchen renovation offers high-end KitchenAid appliances, Mont Blanc quartz counter tops, custom two-tone white-and-grey cabinetry and beautiful island pendants. In addition, reclaimed timber floating shelves and herringbone patterned subway tiles were added to tastefully pair to the white glazed brick fireplace with a reclaimed timber mantle in the living room. The upgraded open floor plan flows seamlessly between the dining room with an Oakton chandelier and the living room which offers plenty of natural light. The sliding glass doors off the dining room lead to the expansive composite deck (2023) and the sizeable backyard oasis for entertaining. The main floor also offers an elegant 2-piece powder room with designer wallpaper and a gold mirror. Off the powder room is the laundry room and direct access to the attached double car garage. Upstairs offers an elegant and spacious bonus room with custom drapery, 3 bedrooms and an updated 4-piece bathroom. The spare bedroom off the bonus room is beautiful decorated and includes custom drapery while the second bedroom is perfect for guests or addition family members. The primary bedroom is expansive and offers a 4-piece bathroom and walk-in closet. This home has been meticulously maintained and has a newer hot water tank (2020), air conditioner (2014) and additional soundproofing. The undeveloped basement is also ideal for storage or future development. The community of Silverado has stunning landscapes, parks, schools, local amenities including Spruce Meadows and provides easy access to several major roadways. Your new home will also be walking distance to the playground, walking paths, retail shops, restaurants and Sobeys. Book your private showing today.

Inclusions:
 Property Listed By:

N/A
Real Estate Professionals Inc.

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













