



THE
A-TEAM

**RE/MAX
FIRST**

307 SILVERADO RANGE Place, Calgary T2X 0B8

MLS®#: **A2182378**

Area: **Silverado**

Listing Date: **12/05/24**

List Price: **\$599,900**

Status: **Pending**

County: **Calgary**

Change: **-\$9k, 14-Dec**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,587

Year Built:

2007

Low Sqft:

Lot Information

Ttl Sqft:

1,587

Lot Sz Ar:

4,176 sqft

Lot Shape:

DOM

16

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,Cul-De-Sac,Rectangular Lot

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Humidity Control,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vaulted Ceiling(s),Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`10" x 12`8"
Foyer	Main	9`3" x 7`0"
Bedroom - Primary	Second	14`0" x 11`5"
Bedroom	Second	13`3" x 9`6"
Kitchen	Main	12`6" x 9`11"
Laundry	Main	9`3" x 7`4"
4pc Bathroom	Second	9`6" x 4`11"

Room	Level	Dimensions
Dining Room	Main	12`6" x 9`0"
2pc Bathroom	Main	6`4" x 3`0"
4pc Ensuite bath	Second	8`6" x 5`0"
Bedroom	Second	12`2" x 9`6"
Pantry	Main	5`4" x 4`8"
Bonus Room	Second	14`1" x 12`0"
Walk-In Closet	Second	8`8" x 6`0"

Title:
Fee Simple
Legal Desc:

0613430

Zoning:
R-2M

Remarks

Pub Rmks: **Beautiful two storey 3 bedrooms home located in a quiet cul-de-sac street of Silverado with a double attach garage. Main floor features an open concept floor plan with huge living room with an elegant fireplace, hardwood flooring throughout, spacious dining and kitchen with lots of maple cabinetry space, walk-in pantry and central island. On the upper floor you will find a vaulted ceiling bonus room for movie nights or kids play area. Upper floor also has 3 good sized bedrooms; master bedroom offers large walk-in closet with 4-pc ensuite bath, 2 additional good size bedrooms and another 4-pc bath complete the upper level. The unfinished basement await your creative design and concept. Double attached garage entry into spacious mudroom/laundry area. Fully fenced private backyard. Close to LRT, shopping, schools, YMCA, Stoney trail, Highway and other amenities.**

Inclusions: **None**
Property Listed By: **Creekside Realty**

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









