



THE
A-TEAM

**RE/MAX
FIRST**

58 SILVERADO RANGE Heights, Calgary T2X 0B5

MLS® #: **A2188073** Area: **Silverado** Listing Date: **01/16/25** List Price: **\$665,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2006**
 Lot Information
 Lot Sz Ar: **3,616 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,143**
 Low Sqft:
 Ttl Sqft: **2,143**

DOM

6
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard, Few Trees, Lawn, Interior Lot, Level, Rectangular Lot**
 Park Feat: **220 Volt Wiring, Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front, In Garage Electric Vehicle Charging Station(s), Insulated, Side By Side**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line, Private Yard, Storage**
 Flooring: **Carpet, Ceramic Tile, Hardwood, Linoleum, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Double Vanity, French Door, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	24`7" x 39`1"	Living Room	Main	53`4" x 52`3"
Dining Room	Main	41`0" x 31`5"	Kitchen	Main	29`3" x 48`8"
2pc Bathroom	Main	27`1" x 10`1"	Laundry	Main	29`0" x 35`3"
Bedroom - Primary	Upper	48`2" x 52`6"	5pc Ensuite bath	Upper	27`8" x 41`3"
Bedroom	Upper	36`8" x 37`6"	Bedroom	Upper	33`4" x 39`4"

Family Room	Upper	59`7" x 53`4"	4pc Bathroom	Upper	21`7" x 25`5"
Bedroom	Basement	44`0" x 38`0"	Kitchen	Basement	15`0" x 32`7"
Game Room	Basement	78`6" x 73`0"	4pc Bathroom	Basement	22`2" x 31`2"
Furnace/Utility Room	Basement	28`2" x 46`9"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **0611796**

Zoning:
R-2M

Remarks

Pub Rmks: *****OPEN HOUSE: SATURDAY, JANUARY 25 and SUNDAY, JANUARY 26, FROM 2 PM TO 4 PM*** IMMEDIATE POSSESSION is available in this MOVE-IN-READY home boasting over 3,000 sq ft of total living space where thoughtful FORWARD LOOKING UPGRADES were made to achieve ultimate comfort and to fit your lifestyle! Imagine coming home and parking in your insulated double garage, plugging in your Electric Vehicle into your in-home 220V outlet, you're glad you can easily add a garage heater if needed (gas line roughed in). You and your family are COST-EFFICIENT people, but Calgary winters can get cold! To help save on heating costs, UPGRADED R-50 ATTIC INSULATION was blown in, and uncommonly even the basement floor is insulated, so that no matter where you are in your home you can stay warm while being proud of the long-term savings. The OPEN CONCEPT kitchen/living/dining space is perfect for entertaining, made cozy with the stylish 3-way fireplace feature, and allowing for different future options. The GAS STOVE is already installed, but is roughed in with 220V outlet in case you want to go electric later, similar to the GAS DRYER w/ vent pipe also has outlet for electric. In your large backyard, there are options for creating your ideal outdoor living space. Picture you and your family firing up the BBQ w/ gas line, patio set on the LOW-MAINTENANCE CONCRETE DECK (which is already roughed in for a 60 amp hot tub). The trees keep the backyard private, and the finished STORAGE SHED with electrical helps to keep your yard neat and organized. If you have kids or pets, you'll love that the upper floor has new durable LUXURY VINYL PLANK throughout, and the only carpet is in the basement. FRESH PAINT throughout the entire house provides a blank canvas for your inspired décor to make it truly your home. You have the option in the Mother-in-law (illegal) suite in the basement if you want a MORTGAGE HELPER. Add in recent maintenance items: HAIL RESISTANT ROOF (2020) and Hot Water Tank (2022) which will give you peace of mind that they don't need to be worried about for years to come. K-12 schools are convenient (4-8 mins) as well as commuting bus stop 1 min away, and LRT (4 mins). The great outdoors are at your fingertips: FISH CREEK PARK (8 mins), 1 min walk to walking/biking paths w/ POND, or a quick day trip to Kananaskis & mountains (1 hr). Shopping, groceries, restaurants, 24 HOUR GYM, and entertainment (3-5 mins). Don't miss out on this IMMACULATE HOME that is ready for your family!**

Inclusions:
 Property Listed By: **Storage Shed
 Real Broker**

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









