



THE
A-TEAM

**RE/MAX
FIRST**

212 SILVERADO RANGE Close, Calgary t2x 0c1

MLS®#: **A2204054** Area: **Silverado** Listing Date: **03/20/25** List Price: **\$649,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **3,347 sqft**
 Lot Shape:

DOM

16
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,Landscaped,Level,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,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,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	9`4" x 14`0"	Den	Main	11`11" x 9`11"
Living Room	Main	12`11" x 12`9"	2pc Bathroom	Main	5`3" x 4`5"
Bedroom - Primary	Second	11`11" x 12`2"	4pc Ensuite bath	Second	8`1" x 8`2"
Bedroom	Second	9`4" x 13`10"	Bedroom	Second	9`3" x 12`5"
4pc Bathroom	Second	6`7" x 7`10"	Bedroom	Lower	11`4" x 9`6"
Family Room	Lower	17`2" x 11`6"	3pc Bathroom	Lower	6`0" x 4`11"

Title:
Fee Simple
Legal Desc:

0613430

Zoning:
R-G

Remarks

Pub Rmks: **Check out this beautiful fully finished 2 story home in Silverado. Home has over 2200 square feet of developed living space. Has a total of 4 bedrooms plus main floor den (office) and 3.5 bathrooms with a double detached garage. The kitchen offers a center island breakfast bar with a chrome package appliances. Off the kitchen is a full-sized dining area which can seat a large family. The living room is wide open with stunning vaulted ceiling. Upstairs you will find a large Primary bedroom with walk in closet and a luxurious ensuite that boasts a jetted tub, stand up shower. The two other bedrooms are a good size and one having a walk-in closet. The lower level is fully finished with a cozy family room that could be used for either an entertainment area or a games room. There is also a 4th bedroom with a walk in closet, The double detached garage is very spacious, so plenty of room for both cars and some storage. The west backyard is private & quiet and is fully fenced and boasts a very large rear deck. Low maintenance rear yard. Ideal for enjoying the summer and entertaining with guests. Come check out this beautiful and well-maintained home and make it yours! Recent updates include new roof shingles and siding in 2020 Hot water tank 2021, new garage door opener, 2023 new dishwasher, 2025 refinished kitchen cabinets 2025. A great location to raise your family. Walking distance to playground & schools as well. Silverado is an excellent area with a convenient location being close to the Calgary Ring Road and LRT, schools, local shopping, restaurants, parks, YMCA. Call today to view your next home! Don't miss this opportunity!**

Inclusions:
Property Listed By: **garage door opener
Grand Realty**

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











