

# **\$574,900 - 48 Silverado Range Close Sw, Calgary**

MLS® #A2250352

**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,340 sqft

Single Family on 0.08 Acres

Silverado, Calgary, Alberta

Welcome to this immaculate 3-bedroom, 2.5-bathroom home with almost 1900 square feet of living space located in the community of Silverado. Meticulously maintained and move-in ready, this residence blends modern updates with a family-friendly layout. Brand new upgraded laminate flooring was installed just a few days before listing, and many appliances have been replaced within the last three years, ensuring peace of mind for years to come. The home features a bright, open-concept living space and a modern kitchen with a well designed work triangle. The spacious master bedroom has plenty of closet space plus a four piece ensuite bath. Two more bedrooms and a main four piece bath round out the second floor. The fully finished basement offers extra living area for office space and lounging/tv watching. Outside, you'll enjoy a huge covered deck perfect for year-round entertaining and relaxation, as well as an oversized double detached garage offering ample storage and parking. There are three schools in the vicinity - HOLY CHILD K-9 is a 500 meter walk/2 minute drive, SILVERADO FRANCOPHONE ELEMENTARY K-12 is a 250 meter walk/1 minute drive, and RON SOUTHERN SCHOOL (CBE) K-6 is a short 4 minute drive. SILVERADO is well known as a family friendly community offering easy access to parks, schools, and numerous community amenities. SILVERADO also boasts dedicated Calgary Transit service directly to the Somerset station



offering rapid service to Bishop O'Byrne Senior High School! Donâ€™t miss the opportunity to make this your next homeâ€™contact us today to schedule a private showing. (id:6289)

Built in 2006

### Essential Information

Listing #	A2250352
Price	\$574,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,340
Acres	0.08
Year Built	2006
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	48 Silverado Range Close Sw
Subdivision	Silverado
City	Calgary
Province	Alberta
Postal Code	T2X0C3

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, PVC window, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

### Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Central heating, Forced air
Cooling	None
# of Stories	2

Has Basement      Yes

## Exterior

Exterior      Vinyl siding

Exterior Features      Landscaped

Foundation      Poured Concrete

## Listing Details

Listing Office      eXp Realty



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