



GRASSROOTS

REALTY GROUP

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**85 Silverado Range View SW
Calgary, Alberta**

MLS # A2293309



\$649,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,586 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Wired for Sound		
Inclusions:	Water Softener(AS IS) Central Vacuum & Attachments(AS IS)		

[OPEN HOUSE] April 4 (SAT) 2:00pm - 4:00pm. Come and discover this charming two-storey home with a fully finished basement, offering 3 bedrooms, 3.5 bathrooms, a bonus room, and a double attached garage. Thoughtfully designed, this home blends comfort, style, and functionality, making it ideal for a perfect family living. Move-in ready and meticulously prepared, the main and upper levels have been freshly painted, and the home has been professionally cleaned to welcome you. The south-facing backyard fills the home with natural light with large windows, creating a bright and inviting atmosphere throughout the day. The main floor showcases gorgeous hardwood flooring and a well-appointed kitchen featuring solid cabinetry, a pantry, an island with breakfast bar, brand-new quartz countertops, a new sink, faucet, new light fixtures, and the stainless steel appliances were replaced just a couple years ago. The dining area flows seamlessly into the kitchen and the living room, which overlooks the beautiful backyard. The spacious living room with a center fireplace adds warmth and an elegant focal point to the space. Step outside to the low-maintenance composite deck, perfect for alfresco dining, summer gatherings, and watching children play in the private, fully fenced south-facing backyard. A convenient main floor laundry and half bath complete this level. Upstairs, you’ll find a versatile bonus room that can serve as a second living room, home office, kids’ play area, or home theatre. The spacious primary bedroom features a 3pc ensuite, and two additional generously sized bedrooms provide plenty of space for adults and kids. There is a 4pc main bathroom completes the upper level. The fully finished basement (with permits) offers even more living space with a large recreation area and 3 pc bathroom. Extra highlights include triple-pane

windows, a built-in sound system with speakers wired throughout, garage repair in 2025, a new air conditioning installed in 2024, furnace tune-up in 2023, and roof and siding replaced in 2021 through an insurance claim. Ideally located with an asphalt back lane for added privacy, this home is close to three excellent schools, parks, and playgrounds, and just minutes from shops and restaurants. The well-established community offers great neighbourhood connections, and easy access to major roads makes commuting a breeze. A perfect family home! Exceptional value! Book your showing today before it's gone!