



GRASSROOTS

REALTY GROUP

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

MLS # A2304525



\$569,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,499 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private, Standard Shaped L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautifully designed home in the sought after community of Silverado! Offering approximately 1,500 sq ft of thoughtfully planned above-grade living space, this property is perfect for growing families or savvy investors looking for future potential. The main floor features a bright and functional open-concept layout with a spacious living room, dedicated dining area, and a modern kitchen complete with ample cabinetry, pantry, and great flow for everyday living and entertainment. A convenient 2-piece bathroom, mudroom, and access to the rear deck add to the home's practicality. Upstairs, you will find 3 well-sized bedrooms, including a comfortable primary bedroom with a walk-in closet and private 4-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and upper-level laundry provide convenience for family living. The undeveloped basement offers incredible flexibility for future development - ideal for buyers looking to customize the space to suit their needs. Whether you are planning additional living space, extended family use, or exploring the potential for a legal or illegal suite (subject to city approval and permitting), this home provides excellent long-term value. A double detached garage adds even more value, along with extra storage and parking. Located in a family-friendly neighborhood close to schools, parks, shopping, and major roadways, this home combines comfort, functionality, and long-term potential. Perfect for families looking to grow or investors seeking value-add opportunity!