



**GRASSROOTS**

REALTY GROUP

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125 Silverado Range Cove SW  
Calgary, Alberta

MLS # A2304784



**\$799,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Silverado   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,980 sq.ft.  | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.11 Acre   |               |                   |
| <b>Lot Feat:</b> | Creek/River/Stream/Pond, Cul-De-Sac, Lawn, Pie Shaped Lot, Sloped |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, No Animal Home, No Smoking Home |                   |     |

**Inclusions:** N/A

Open house May 3rd(Sunday) 12:00-2:00pm. Backing onto pond | Fully finished walkout basement | South-facing with abundant sunshine | Quiet cul-de-sac | True pride of ownership throughout. Step inside to gleaming hardwood floors, 8-ft ceilings, and an expansive open-concept layout. The main level features a bright living room, formal dining area, and a family room highlighted by a cozy gas fireplace. With the home facing south, large windows flood the space with natural light while capturing serene views of the pond and surrounding green space. The beautifully updated kitchen is both functional and stylish, showcasing a center island, stainless steel appliances, maple cabinetry, a corner pantry, and a spacious raised eating nook. Patio doors lead to a massive full-length deck with aluminum railing and glass panels—the perfect place to enjoy morning coffee or evening sunsets in privacy while overlooking picturesque views. Upstairs, you’ll find a luxurious primary retreat complete with a walk-in closet and full ensuite, plus two additional bedrooms and another full bathroom. The fully finished walkout basement offers a thoughtfully designed lower level featuring a large recreation/family/games area, a fourth bedroom, and a full bathroom—ideal for guests or extended family. This well-maintained home has been thoughtfully upgraded, including a new roof and siding (2022). Outside, enjoy the huge, beautifully landscaped backyard along with a convenient storage shed. An oversized double attached garage completes this exceptional property. Ideally located within walking distance to three schools and nearby pathways, and just a 7-minute drive to shopping, the library, and the YMCA. With the world-renowned Spruce Meadows Equestrian Centre as your western neighbor and quick access to Stoney Trail and

Macleod Trail, commuting is easy&mdash;including quick getaways to the mountains. This home shows spectacularly&mdash;don&rsquo;t miss this rare opportunity!