



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**119 Silverado Range Close SW
Calgary, Alberta**

MLS # A2306416



\$549,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,304 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Enclosed, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Standing Cabinet in Dining Room

****OPEN HOUSE: Saturday, May 9, 12:00 - 2:00pm!**** At 119 Silverado Range Close SW, life unfolds in all the right ways. Set on a quiet, welcoming street in Silverado, this home is part of a close-knit community that's increasingly hard to find. The current owner will deeply miss the incredible neighbours who have made this such a special place to call home, where friendly faces and genuine connection are part of everyday life. The East-facing front porch catches the first morning light, perfect for a quiet coffee before the day begins. Inside, comfort meets thoughtful updates. A cozy gas fireplace welcomes you in, while fresh paint, new window coverings, and brand new flooring throughout the entire home create an immaculate backdrop that's move-in ready. The kitchen and dining area is where family gathers together, and here it does so in style. Rich, dark wood cabinetry paired with granite countertops, stainless steel appliances, and an under-mount sink offer durability and elegance rarely found in comparable homes. Upstairs, the primary bedroom features your own walk-in closet and private ensuite while 2 secondary bedrooms share another full bathroom. The finished basement adds incredible flexibility with a fourth bedroom and extra living space, ideal for guests, a teenager's retreat, or a home office. Out back, the full-width deck is made for summer evenings. Imagine hosting friends, or simply taking in a quiet sunset. Whenever you're ready, the gravel parking pad is an incredible opportunity to customize your dream garage, adding both convenience and long-term value. All just a short walk to Silverado's scenic pathways and 3 nearby schools across multiple districts. Exciting future amenities are planned in the neighbouring community of Belmont, including a recreation centre, two schools, a library, and a future transit

hub with LRT access. This home has been cared for, improved, and filled with meaningful moments. Now, it's ready for someone new to step in and begin their own story.