



**202 Silverado Range Place SW
Calgary, Alberta**

MLS # A2324055



\$635,000

Division:	Silverado		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,188 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Walk-In Closet(s)		

Inclusions: Painting on the second floor by the stairs, refrigerator in basement, integrated electric stove in basement, integrated microwave in basement.

Some homes you walk through. This one you move into in your mind before you've left the front step. It starts at the curb — a corner lot in established Silverado with more yard than the neighbours, western light spilling across the front, and a private fenced backyard built for summer. A double attached garage plus an extended driveway means six total parking spots — the kind of space most detached homes in this community can't touch. Picture the deck off the kitchen on a July evening: something on the grill, kids running through the yard, the easy hum of a home with room for everyone. Inside, the main floor was made for the way families actually live. A front living room to welcome guests. A separate family room anchored by a gas fireplace — the spot everyone gravitates to when the day winds down. A kitchen with stainless steel appliances opens to a den and straight out to the deck, so morning coffee and after-school chaos each have their place. Upstairs, the kids claim the bonus room as their own — a whole zone set apart from the bedrooms. The primary suite is your escape: room for a king, a private 4-piece ensuite, the door that finally closes on the noise. Two more bedrooms and a full bath mean no more morning lineups. Then there's downstairs — the floor that grows with you. A suited basement (illegal) with a second family room for movie nights, two oversized bedrooms, and a full bath. Teen retreat, guest haven, the in-laws' wing, the home gym you keep promising yourself. Over 2,100 sq ft above grade — bigger than most detached homes in Silverado — five bedrooms, three full living spaces, freshly painted throughout, and a pre-listing inspection already done so you can move with confidence. The location ties it all together. Walk the kids to school. Let them bike to the playground. Shopping minutes

away. Silverado isn't a stopover community — it's where families dig in, where neighbours wave, where you stay. This is the home that finally fits the life you're building. Book your private showing today — homes like this in Silverado don't sit.