



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

**MLS # A2324325**



**\$665,000**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,868 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<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-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Granite Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to 156 Silverado Range Close SW, an immaculate and well-maintained home located on a quiet street in the desirable southwest community of Silverado, with walking paths and a playground nearby. Offering approximately 1,868 sq. ft. of developed living space, this functional and inviting floor plan is designed for comfortable everyday living. The main floor features hardwood flooring, a bright and cozy living room with a gas fireplace, and a spacious kitchen equipped with stainless steel appliances, granite countertops, a walk-in pantry, and a raised eating bar. The generous dining area provides direct access to the deck and fully fenced backyard, creating a great flow for family living and entertaining. A convenient laundry/mudroom and 2-piece powder room complete the main level. Upstairs, you will find a large bonus room, two good-sized bedrooms, a full 4-piece bathroom, and a spacious primary bedroom complete with an oversized walk-in closet and a 4-piece ensuite featuring a corner soaker tub. The undeveloped basement offers excellent potential for future development and awaits your personal touch. Complete with a double attached garage and located close to parks, pathways, schools, shopping, and major routes, this beautiful Silverado home offers exceptional value in a great location. Move-in ready and ready to welcome its next owner!