



GRASSROOTS
REALTY GROUP

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164 Silverado Range Close SW
Calgary, Alberta

MLS # A2327931



\$689,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,661 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed in the backyard, Fridge in Garage, Playground

Move-in ready and meticulously maintained, this beautifully renovated home offers the perfect blend of style, comfort, and functionality. Tucked away on a quiet street, in one of Silverado's most welcoming pockets, you'll immediately notice the sense of community where neighbours genuinely know one another, watch out for each other, and kids can safely play and ride their bikes. Set on a beautifully landscaped lot with mature trees and a storage shed, every detail has been thoughtfully updated so you can simply unpack and enjoy. The heart of the home is the stunning modern kitchen, complete with quartz countertops, a designer tile backsplash, stainless steel appliances, a gas range, and a spacious corner pantry. The open concept design creates an effortless connection between the kitchen, dining area, and inviting living room, where a striking feature wall and updated gas fireplace create a warm and modern focal point. Expansive windows flood the space with natural light while showcasing the beautiful backyard. Quality upgrades are found throughout, including fresh paint, upgraded lighting, premium Divine Flooring luxury laminate throughout the main level, bonus room, and upper hallway, central air conditioning, newer siding and shingles, and a new hot water tank (2025). Even the welcoming front entry and beautifully renovated powder room have been carefully designed to elevate the home's overall appeal. Upstairs, the spacious bonus room offers the perfect place to unwind, while the generous primary retreat features a walk-in closet with custom organizers and a private three piece ensuite. The fully finished basement expands your living space with a comfortable recreation room and a separate bedroom, perfect for guests, a teenager's retreat, or a home office. Located in the sought after community of Silverado, you'll enjoy easy access to

excellent schools, shopping, restaurants, coffee shops, everyday amenities, scenic walking and biking pathways, and Spruce Meadows. With quick connections to Stoney Trail and a peaceful, family friendly setting, this is more than just a beautiful home, it's a wonderful place to put down roots.