



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

416 Silverado Range Heights SW
Calgary, Alberta

MLS # A2330626



\$639,900

Division:	Silverado		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,264 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, No Back Lane,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Wardrobe in the second bedroom. Brown wardrobe and white shelving in the third bedroom. Some shelving in the garage.

Extremely well maintained and beautifully enhanced, this exceptional Morrison-built bungalow offers 3 bedrooms, $2\frac{1}{2}$ bathrooms, and over 2,300 sq. ft. of developed living space. With more than \$50,000 in upgrades and landscaping in the last 4 years, this home will definitely impress you. The bright and spacious main floor features an open-concept design with vaulted ceilings throughout much of the living space, creating an inviting and airy atmosphere. The kitchen offers granite countertops, newer stainless steel refrigerator and stove, and a walk-in pantry—perfect for both everyday living and entertaining. A large new skylight in the dining area adds even more natural light and enhances the open feel of the home. The bright, living room is highlighted by a cozy gas fireplace with a blower fan. The spacious main floor flex room offers versatility for an office, sitting area or formal dining room. The generous primary bedroom provides a peaceful retreat with a walk-in closet and a luxurious 5-piece ensuite. A convenient main-floor laundry/mudroom offers direct access to the double attached, insulated and heated garage. Step outside onto the new, south-facing rear deck that features an awning to provide plenty of shade if you wish, accessible from both the living room and primary bedroom—the perfect setting for barbecuing, entertaining, or simply relaxing and enjoying a nice view. The BEAUTIFULLY landscaped, quiet, backyard provides plenty of space to enjoy the outdoors. The fully developed basement offers a large family/media room, games area, and two generously sized bedrooms. The impressive 3-piece bathroom features two built-in benches, and beautiful tile work—ideal for teens and guests. Recent upgrades include new carpet in front room, living room, stairs and bedrooms; new paint throughout, a new furnace and cold air return; a new hot

water tank, and new furnace in the garage. Ideally located close to, walking paths, a park, and a pond, with convenient access to shopping, restaurants, and the mountains with easy access to Stoney Trail. With NO CONDO FEES, this beautifully maintained and upgraded home offers exceptional value and is ready for you to move in and enjoy! Don't miss out.