



GRASSROOTS
REALTY GROUP

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164 Silverado Range Close SW
Calgary, Alberta

MLS # A2338577



\$659,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,662 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: N/A

Beautifully updated and exceptionally well cared for, this move-in-ready home combines modern style with comfortable, functional living. Nestled on a peaceful street in a friendly pocket of Silverado, it offers a true neighbourhood atmosphere where residents know one another and look out for each other. Surrounded by mature trees, the landscaped property includes a storage shed and a lovely backyard that can be enjoyed from the home's large windows. Inside, the renovated kitchen is sure to impress with quartz countertops, a stylish tile backsplash, stainless steel appliances, a gas range and a generous corner pantry. The open layout flows seamlessly into the dining area and welcoming living room, highlighted by an updated gas fireplace and eye catching feature wall. Thoughtful improvements are found throughout the home, including fresh paint, modern lighting, central air conditioning, newer siding and shingles, and a new hot water tank installed in 2025. Premium Divine Flooring luxury laminate extends across the main level, bonus room and upper hallway. The inviting front entrance and beautifully redesigned powder room add even more character to the main floor. Upstairs, the spacious bonus room provides a comfortable spot to relax. The generous primary bedroom features a walk-in closet, and its own private three piece ensuite. Downstairs, the fully developed basement adds valuable living space with a cozy recreation room and a separate bedroom, ideal for overnight guests, a teenager or a home office. Silverado offers convenient access to schools, shopping, restaurants, coffee shops, everyday services, scenic pathways and Spruce Meadows. With quick connections to Stoney Trail and a quiet, family friendly location, this beautifully maintained home is ready to welcome its next owners.

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