



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

89 Silverado Range View SW
Calgary, Alberta

MLS # A2349778



\$629,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,818 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Fireplace(s), Floor Furnace, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Jetted Tub		

Inclusions: NONE

Welcome to this beautiful 2-storey home on a quiet street in Silverado .This beautiful house features a vaulted foyer, maple hardwood floors, abundant natural light, and central air conditioning. The inviting family room centres around a gas fireplace and opens to a spacious kitchen with a centre island, eating bar, upgraded tile backsplash, and walk through pantry. The bright breakfast nook offers access to a low maintenance composite deck and a beautifully landscaped, south facing backyard. perfect for relaxing or entertaining. A 2-piece bathroom and convenient computer/tech room complete the main floor. Upstairs, you'll find three bedrooms, a 4-piece bathroom, and an expansive bonus room with a vaulted ceiling and large windows. The primary suite features a spacious 5-piece ensuite with dual sinks, a soaker tub, and a separate shower. The unfinished lower level offers plenty of potential for your future plans, Ideally located just steps from green space, public transit, and the Silverado shopping complex, this home offers comfort and convenience in a welcoming community. Book your showing today!